

LOT 67
HERON ISLES PHASE 1 REPLAT
PB 7/152

ROBERTS-SEYMOUR JERAD
96009 TIDAL BAY COURT
YULEE, FL 32097

2025

37-3N-28-0740-0067-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4											
Exterior Wall	05	AVERAGE 90	0100	01	1,744	114.6600	114.66	199,967	2006	2006	0	0	0	8.55	91.45	VALUATION BY STANDARD										
Exterior Wall	21	STONE 10	1 SINGLE FAM - 0% - 0													Heated Area: 1495 HX Base Yr										
Roof Structure	03	GABLE/HIP 100														Tax Group: 4 Tax Dist:										
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 182,870										
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 3,840										
Interior Floo	14	CARPET 70														TOTAL LAND VALUE - MARKET 65,000										
Interior Floo	08	SHT VINYL 30														TOTAL MARKET VALUE 251,710										
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 18,681										
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 233,029										
Bedrooms	3	100														TOTAL EXEMPTION VALUE 0										
Bathrooms	2	100														BASE TAXABLE VALUE 233,029										
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 251,710										
Stories	1.	1. 100	NCON VALUE 0																							
Units	0	100	INCOME VALUE																							
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 241,873																							
Quality		04	Quality Level 04																							
DOR CODE		0100		SINGLE FAMILY																						
MAP NUM				MKT AREA		04																				
NEIGHBORHOOD/LOC		4038.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,495	100	2006	1,495	156,761																					
FGR	437	55	2006	240	25,165																					
FOP	29	30	2006	9	944																					
TOTALS	1,961			1,744	182,870																					
EXTRA FEATURES						96009 TIDAL BAY CT, YULEE										BLD DATE XF DATE INC DATE										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	LGL DATE LAND DATE AG DATE									
1	0810	CONCRETE A	0	0	10	15			6.50	100	2006	2006	3	86	839		05/13/2025 MLU									
2	0810	CONCRETE A	0	0	31	15			6.50	100	2006	2006	3	86	2,599											
3	0810	CONCRETE A	0	0	24	3			6.50	100	2006	2006	3	86	402											
TOTAL OB/XF 3,840																										
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000									
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS																										