

LOT 68
HERON ISLES PHASE 1 REPLAT
PB 7/152

KANE NOAH C/WALLACE JAMIE
48500 MIDDLE ROAD
HILLIARD, FL 32046

2025

37-3N-28-0740-0068-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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
BAS	1,162	100
FGR	357	55
FOP	28	30
PTO	110	5
TOTALS	1,657	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,372	124.4880	124.49	170,800	2012	2012	0	0	5.50	94.50
1 SINGLE FAM - 0% - 0 Heated Area: 1162 HX Base Yr											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	1,162	100	2012	1,162	136,701						
FGR	357	55	2012	196	23,058						
FOP	28	30	2012	8	941						
PTO	110	5	2012	6	706						
TOTALS	1,657			1,372	161,406						

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						161,406					
TOTAL MARKET OB/XF VALUE						2,715					
TOTAL LAND VALUE - MARKET						65,000					
TOTAL MARKET VALUE						229,121					
SOH/AGL Deduction						17,137					
ASSESSED VALUE						211,984					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						211,984					
TOTAL JUST VALUE						229,121					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						219,235					
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TOTALS		1,657				1,372		161,406		96007 TIDAL BAY CT, YULEE					XF DATE				LAND DATE		05/13/2025		MLU	
															INC DATE				AG DATE					
L	OB/XF	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		
1	0810	CONCRETE A		0	0	0	0	454.00		SF	6.50		6.50		100	2012	2012	3	92	2,715				
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