

LOT 70
IN OR 1896/1165
HERON ISLES PHASE 1 REPLAT

KNIGHT JASON L & SHANNON M
96003 TIDAL BAY CT
YULEE, FL 32097

2025

37-3N-28-0740-0070-0000



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	11	CLAY TILE 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2013	1,200	146,775
FGR	357	55	2013	196	23,973
FOP	28	30	2013	8	979
FSP	110	40	2013	44	5,382
TOTALS	1,695			1,448	177,108

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,448	128.7468	128.75	186,430	2013	2013	0	0	5.00	95.00
1 SINGLE FAM - 100% - 2015						Heated Area: 1200		HX Base Yr 2015			
											