LOT 72
HERON ISLES PHASE 1 REPLAT
PB 7/152

PROGRESS JACKSONVILLE LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2025

37-3N-28-0740-0072-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

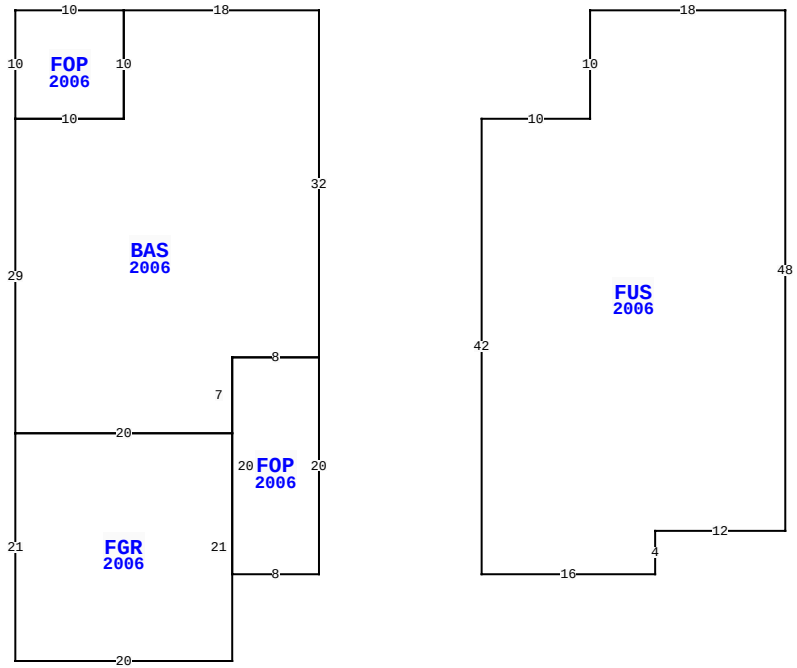
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	936	100	2006	936	95,861
FGR	420	55	2006	231	23,658
FOP	100	30	2006	30	3,073
FOP	160	30	2006	48	4,916
FUS	1,308	100	2006	1,308	133,959
TOTALS	2,924			2,553	261,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,553	111.9888	111.99	285,910	2006	2006	0	0	0	8.55	91.45

1 SINGLE FAM – 0% - 2024 Heated Area: 2244 HX Base Yr



96006 TIDAL BAY CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	261,465
TOTAL MARKET OB/XF VALUE	4,237
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	330,702
SOH/AGL Deduction	0
ASSESSED VALUE	330,702
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,702
TOTAL JUST VALUE	330,702
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001081	REPAIR/RRF	10,580	01/19/2022
E17123	NEW CONSTR	2,000	04/01/2006
M11347	H/AC	0	04/01/2006
C17257	CO ISSUED	161,462	02/01/2006
R08988	REPAIR/RRF	3,000	02/01/2006
B17257	NEW CONSTR	161,462	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2619/0559	2/09/2023	WD	Q	I	01	320,000
GRANTOR: SWARTS MICHAEL J & CI						
GRANTEE: PROGRESS JACKSONVIL						
1422/0736	6/22/2006	WD	Q	I		209,900
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: SWARTS MICHAEL J &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] N20 BAS=[YR=2006] N32 W18 FOP=[YR=2006] W10 S10 E10 N10$S10 W10 S29 FGR=[YR=2006] S21 E20 N21 W20$E20 N7 E8$W8 S20 E8$ PTR= E15 FUS=[YR=2006] N42 E10 N10 E18 S48 W12 S4 W16$ W15$.

EXTRA FEATURES

LN	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
1	0810	CONCRETE A	0	0	44	16	704.00	SF	6.50	6.50	100	2006	2006	3	86	3,935	
2	0810	CONCRETE A	0	0	18	3	54.00	SF	6.50	6.50	100	2006	2006	3	86	302	

LAND DESCRIPTION

TOTAL OB/XF 4,237

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	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