LOT 73
IN OR 1434/3
HERON ISLES PHASE 1 REPLAT

MITCHELL SCOTT D & KYMBERLY A
96012 TIDAL BAY COURT
YULEE, FL 32097

2025

37-3N-28-0740-0073-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

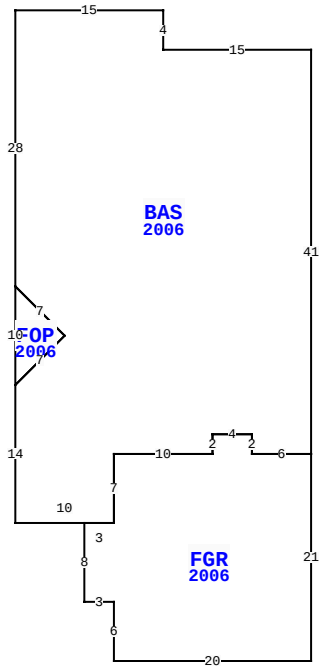
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,327	100	2006	1,327	141,358
FGR	452	55	2006	249	26,525
FOP	25	30	2006	8	852
TOTALS	1,804			1,584	168,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,584	117.0603	117.06	185,423	2006	2006	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2008 Heated Area: 1327 HX Base Yr 2008



96012 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		168,735
TOTAL MARKET OB/XF VALUE		8,901
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		242,636
SOH/AGL Deduction		121,102
ASSESSED VALUE		121,534
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,812
TOTAL JUST VALUE		242,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611631	H/AC	0	06/01/2006
C17671	CO ISSUED	103,455	05/01/2006
E17364	NEW CONSTR	2,000	05/01/2006
P11092	NEW CONSTR	0	05/01/2006
R09225	REPAIR/RRF	3,000	05/01/2006
B17671	NEW CONSTR	103,455	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1434/0003	8/02/2006	WD	Q	I		160,000
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: MITCHELL SCOTT D &						
1405/0923	4/19/2006	WD	U	V	19	312,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: YOUNG AMERICAN HOME						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0810	CONCRETE A	0	100	8	30	240.00	SF	6.50	6.50	100	2006	2006	3	86	1,342	
3	0810	CONCRETE A	0	100	33	20	660.00	SF	6.50	6.50	100	2006	2006	3	86	3,689	
4	0810	CONCRETE A	0	100	45	3	135.00	SF	6.50	6.50	100	2006	2006	3	86	755	

BUILDING DIMENSIONS

FGR=[YR=2006] N21BAS=[YR=2006] N41 W15 N4 W15 S28
FOP=[YR=2006] S10 U5 R5 L5 U5 $ D5 R5 D5 L5 S14 E10 N7 E10 N2 E4 S2 E6$W6N2W4S2 W10 S7 W3 S8 E3 S6 E20$.

LAND DESCRIPTION

TOTAL OB/XF 8,901

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	100		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