LOT 75
IN OR 1416/1800
HERON ISLES PHASE 1 REPLAT

AUTRY PHYLLIS D
96034 TIDAL BAY COURT
YULEE, FL 32097

2025

37-3N-28-0740-0075-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

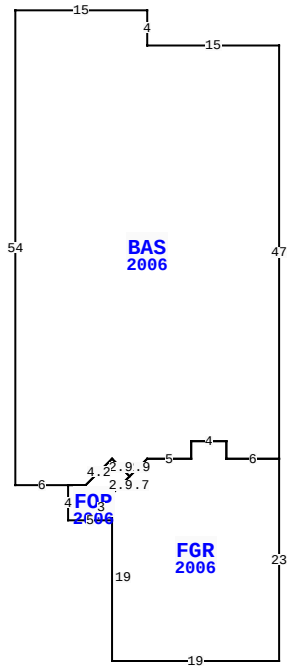
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,495	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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,744	114.6600	114.66	199,967	2006	2006	0	0	0	8.55	91.45

1 SINGLE FAM – 100% - 2007 Heated Area: 1495 HX Base Yr 2007



96034 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		182,870
TOTAL MARKET OB/XF VALUE		5,098
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		252,968
SOH/AGL Deduction		126,016
ASSESSED VALUE		126,952
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,230
TOTAL JUST VALUE		252,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17122	NEW CONSTR	2,000	04/01/2006
M11345	H/AC	0	04/01/2006
C17319	CO ISSUED	116,223	03/01/2006
B17319	NEW CONSTR	116,223	03/01/2006
P10857	NEW CONSTR	0	03/01/2006
R09022	REPAIR/RRF	3,000	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1416/1800	6/05/2006	WD	Q	I		164,100
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: AUTRY PHYLLIS D						
1393/1569	3/06/2006	WD	U	V	19	468,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: YOUNG AMERICAN HOME						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N23BAS=[YR=2006] N47W15 N4 W15 S54
E6FOP=[YR=2006] S4 E5 N3 R2 U2 U2 L2 L3 D3 W2$E2 U3 R3 R2
D2 R2 U2 E5 N2 E4 S2 E6$W6N2 W4 S2 W5 D4 L4 S19 E19$.

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	100	10	15	150.00	SF	6.50	6.50	100	2006	2006	3	86	839	
2	0810	CONCRETE A	0	100	46	15	690.00	SF	6.50	6.50	100	2006	2006	3	86	3,857	
3	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	2006	2006	3	86	402	

LAND DESCRIPTION

TOTAL OB/XF 5,098

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