LOT 77
IN OR 1468/1380
HERON ISLES PHASE 1 REPLAT

ELLIOTT JEANNE LOUISE
96048 TIDAL BAY COURT
YULEE, FL 32097

2025

37-3N-28-0740-0077-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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

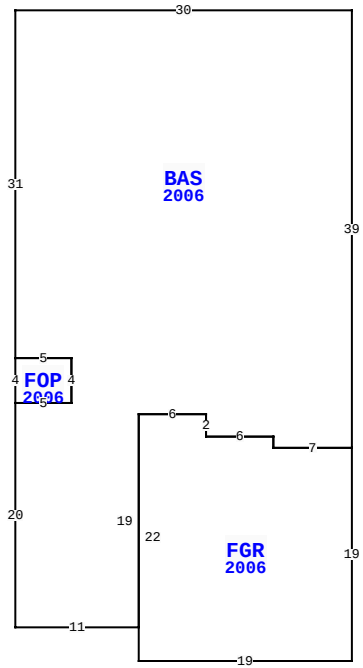
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,302	100	2006	1,302	139,075
FGR	385	55	2006	212	22,645
FOP	20	30	2006	6	641
TOTALS	1,707			1,520	162,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,520	116.7390	116.74	177,445	2006	2006	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2007 Heated Area: 1302 HX Base Yr 2007



96048 TIDAL BAY CT, YULEE

BLD DATE	01/19/2007	PH	LGL DATE	
XF DATE	01/19/2007	PH	LAND DATE	05/13/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		162,362
TOTAL MARKET OB/XF VALUE		4,902
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		232,264
SOH/AGL Deduction		116,459
ASSESSED VALUE		115,805
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		65,083
TOTAL JUST VALUE		232,264
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12016	H/AC	0	09/01/2006
C18342	CO ISSUED	119,262	08/01/2006
B18342	NEW CONSTR	119,262	08/01/2006
E17854	NEW CONSTR	2,000	08/01/2006
P11464	NEW CONSTR	0	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/1380	12/29/2006	WD	Q	I		175,200
GRANTOR: WATSON CUSTOM HOME BU						
GRANTEE: ELLIOTT JEANNE LOUI						
1407/0261	4/26/2006	WD	U	V	19	1,920,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: WATSON CUSTOM HOME						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N19 BAS=[YR=2006] N39 W30 S31 FOP=[YR=2006] S4 E5 N4 W5$ E5 S4 W 5 S20 E11 N19 E6 S2 E6 S1 E7$W 7N1W6N2W6S22E19$.

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	11	9	99.00	SF	6.50	6.50	100	2006	2006	3	86	553	
2	0810	CONCRETE A	0	100	46	3	138.00	SF	6.50	6.50	100	2006	2006	3	86	771	
3	0810	CONCRETE A	0	100	40	16	640.00	SF	6.50	6.50	100	2006	2006	3	86	3,578	

LAND DESCRIPTION

TOTAL OB/XF 4,902

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