LOT 78
PT OR 2140/1132
HERON ISLES PHASE 1 REPLAT

AMH DEVELOPMENT LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2025

37-3N-28-0740-0078-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

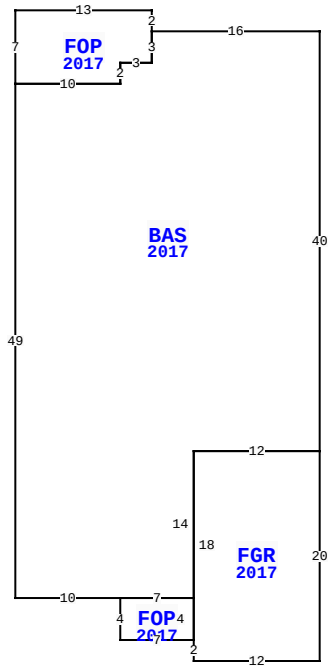
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,339	100	2017	1,339	159,419
FGR	240	55	2017	132	15,716
FOP	28	30	2017	8	953
FOP	85	30	2017	26	3,095
TOTALS	1,692			1,505	179,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,505	122.7366	122.74	184,724	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 0 Heated Area: 1339 HX Base Yr



96056 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	179,182
TOTAL MARKET OB/XF VALUE	2,190
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	246,372
SOH/AGL Deduction	18,117
ASSESSED VALUE	228,255
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	228,255
TOTAL JUST VALUE	246,372
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632038	CO ISSUED	0	05/25/2018
B1632038	NEW CONSTR	164,005	04/08/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2140/1132	8/11/2017	TD	U	I	19	212,300
GRANTOR: CREWS GREGORY K TRUST						
GRANTEE: AMH DEVELOPMENT LLC						
1916/1884	5/12/2014	SW	U	V	30	15,500
GRANTOR: BWC LAND LLC						
GRANTEE: SOUTHERN LIFESTYLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W16 FOP=[YR=2017] N2 W13 S7 E10 N2 E3 N3$ S3 W3 S2 W10 S49 E10 FOP=[YR=2017] S4 E7 FGR=[YR=2017] S2 E12 N20 W12 S18$ N4 W7$ E7 N14 E12 N40$.

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	9	3	27.00	SF	6.50	6.50	100	2017	2017	3	96	168	
2	0810	CONCRETE A	0	0	0	0	324.00	SF	6.50	6.50	100	2017	2017	3	96	2,022	

LAND DESCRIPTION

TOTAL OB/XF 2,190

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