LOT 79
HERON ISLES PHASE 1 REPLAT
PB 7/152

LEPIERRE PROPERTIES OF AMELIA LLC
2618 GREGOR MCGREGOR BLVD
FERNANDINA BEACH, FL 32034

2025

37-3N-28-0740-0079-0000

BUILDING CHARACTERISTICS

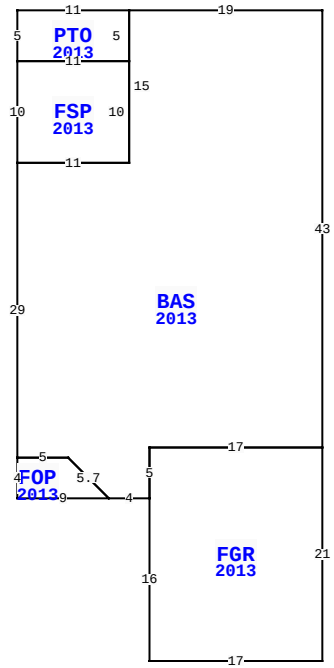
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,162	100	2013	1,162	143,589
FGR	357	55	2013	196	24,220
FOP	28	30	2013	8	988
FSP	110	40	2013	44	5,437
PTO	55	5	2013	3	371
TOTALS	1,712			1,413	174,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,413	130.2756	130.28	184,086	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2014 Heated Area: 1162 HX Base Yr 2014



96062 TIDAL BAY CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		174,606
TOTAL MARKET OB/XF VALUE		2,524
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		242,130
SOH/AGL Deduction		116,269
ASSESSED VALUE		125,861
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,139
TOTAL JUST VALUE		242,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327583	CO ISSUED	0	12/18/2013
P1316789	NEW CONSTR	0	08/01/2013
B1327583	NEW CONSTR	140,830	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2795/1982	6/23/2025	WD	Q	I	01	270,000
GRANTOR: EDENFIELD JULIAN S						
GRANTEE: LEPIERRE PROPERTIES						
1896/1141	12/31/2013	WD	Q	I	02	109,900
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: EDENFIELD JULIAN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W19 PTO=[YR=2013] W11 S5 FSP=[YR=2013] S10 E11 N10 W11 $ E11 N5 $ S15 W11 S29 FOP=[YR=2013] S4 E9 U4 L4 W5 $ E5 D4 R4 E4 FGR=[YR=2013] S16 E17 N21 W17 S5 $ N5 E17 N43 $.

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	0811	CONCRETE B	0	100	0	0	522.00	SF	5.20	5.20	100	2013	2013	3	93	2,524	

LAND DESCRIPTION

TOTAL OB/XF 2,524

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