LOT 80
IN OR 1749/889 & OR 1847/1478
HERON ISLES PHASE 1 REPLAT

LENTJES LORI ANN
96068 TIDAL BAY CT
YULEE, FL 32097

2025

37-3N-28-0740-0080-0000

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 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		N/A 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

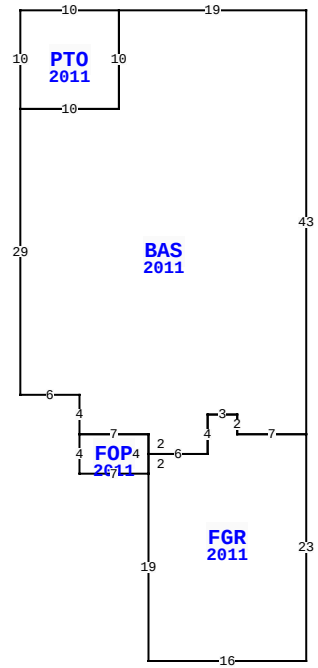
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,129	100	2011	1,129	132,116
FGR	362	55	2011	199	23,288
FOP	28	30	2011	8	936
PTO	100	5	2011	5	585
TOTALS	1,619			1,341	156,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,341	124.4880	124.49	166,941	2011	2011	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2014 Heated Area: 1129 HX Base Yr 2014



96068 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		156,925
TOTAL MARKET OB/XF VALUE		2,857
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		224,782
SOH/AGL Deduction		108,851
ASSESSED VALUE		115,931
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		65,209
TOTAL JUST VALUE		224,782
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24789	CO ISSUED	0	07/28/2011
M16279	H/AC	0	06/01/2011
B24789	NEW CONSTR	131,713	06/01/2011
P14811	NEW CONSTR	0	06/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1847/1478	3/22/2013	QC	U	I	11	100
GRANTOR: VEDUA GABRIEL						
GRANTEE: LENTJES LORI ANN						
1749/0889	7/29/2011	WD	Q	I	01	107,900
GRANTOR: PERFECT FIT BUILDERS						
GRANTEE: LENTJES LORI A & GA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W19 PTO=[YR=2011] W10 S10 E10 N10 $ S10 W10 S29 E6 S4 FOP=[YR=2011] S4 E7 FGR=[YR=2011] S19 E16 N23 W7 N2 W3 S4 W6 S2 $ N4 W7 $ E7 S2 E6 N4 E3 S2 E7 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	0810	CONCRETE A	0	100	0	0	483.00	SF	6.50	6.50	100	2011	2011	3	91	2,857	

LAND DESCRIPTION

TOTAL OB/XF 2,857

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