LOT 83
IN OR 1852/179
HERON ISLES PHASE 1 REPLAT

CORBY MARY M
96090 TIDAL BAY CT
YULEE, FL 32097

2025

37-3N-28-0740-0083-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

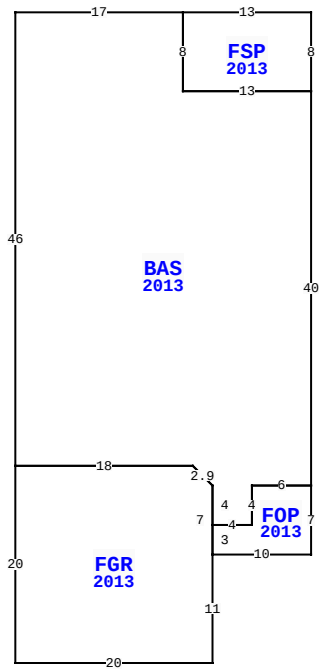
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,314	100	2013	1,314	154,707
FGR	398	55	2013	219	25,784
FOP	54	30	2013	16	1,884
FSP	104	40	2013	42	4,945
TOTALS	1,870			1,591	187,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,591	124.1289	124.13	197,491	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2014 Heated Area: 1314 HX Base Yr 2014



96090 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		187,320
TOTAL MARKET OB/XF VALUE		3,709
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		256,029
SOH/AGL Deduction		122,180
ASSESSED VALUE		133,849
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		28,127
TOTAL JUST VALUE		256,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326748	CO ISSUED	0	04/12/2013
B1326748	NEW CONSTR	158,456	01/01/2013
E1325784	ELEC OTHER	0	01/01/2013
M1317894	H/AC	0	01/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1852/0179	4/17/2013	WD	Q	I	01	124,600
GRANTOR: B S LAND INVESTMENT I						
GRANTEE: CORBY RICHARD W & M						
1827/1928	11/29/2012	WD	U	V	30	32,000
GRANTOR: BWC LAND LLC						
GRANTEE: B S LAND INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W13 BAS=[YR=2013] W17 S46 FGR=[YR=2013] S20 E20 N11 FOP=[YR=2013] E10 N7 W6 S4 W4 S3 $ N7 U2 L2 W18 $ E18 D2 R2 S4 E4 N4 E6 N40 W13 N8 $ S8 E13 N8 $.

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	767.00	SF	5.20	5.20	100	2013	2013	3	93	3,709	

LAND DESCRIPTION

TOTAL OB/XF 3,709

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