LOT 85
IN OR 2011/810
HERON ISLES PHASE 1 REPLAT

DAVENPORT CHRISTINA
PSC 477 BOX 27235
FPO, AP 96306

2025

37-3N-28-0740-0085-0000

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

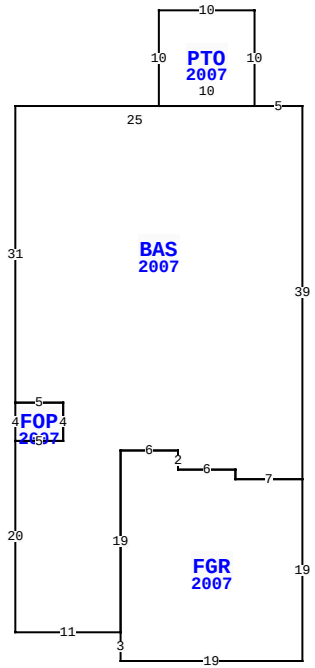
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,302	100	2007	1,302	139,835
FGR	385	55	2007	212	22,769
FOP	20	30	2007	6	644
PTO	100	5	2007	5	537
TOTALS	1,807			1,525	163,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,525	116.7390	116.74	178,028	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2016 Heated Area: 1302 HX Base Yr 2016



96108 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		163,786
TOTAL MARKET OB/XF VALUE		4,145
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		232,931
SOH/AGL Deduction		98,226
ASSESSED VALUE		134,705
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,983
TOTAL JUST VALUE		232,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18533	NEW CONSTR	2,000	12/01/2006
M12326	H/AC	0	12/01/2006
C18789	CO ISSUED	0	11/01/2006
B18789	NEW CONSTR	119,262	11/01/2006
P11722	NEW CONSTR	0	11/01/2006
R09865	REPAIR/RRF	5,000	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2011/0810	10/23/2015	SW	Q	I	01	134,900
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: DAVENPORT CHRISTINA						
1978/0901	5/06/2015	WD	U	I	12	100
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W5 PTO=[YR=2007] N10W10S10 E10$ W25 S31
FOP=[YR=2007] S4E5N4W5$ E5S4W5S20 E11 FGR=[YR=2007] S3 E19
N19W7N1W6N2W6S19$ N19E6S2E6S1 E7N39$.

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	37	16	592.00	SF	6.50	6.50	100	2007	2007	3	87	3,348	
2	0810	CONCRETE A	0	100	47	3	141.00	SF	6.50	6.50	100	2007	2007	3	87	797	

LAND DESCRIPTION

TOTAL OB/XF 4,145

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