



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	20	FACE BRICK 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	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
BAS	1,213	100	2006
FGR	399	55	2006
FOP	8	30	2006
TOTALS	1,620		

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1																								
SINGLE FAM - 0% - 2024			Heated Area: 1213			HX Base Yr																		
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/13/2025</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/13/2025	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			155,757
TOTAL MARKET OB/XF VALUE			4,449
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			225,206
SOH/AGL Deduction			0
ASSESSED VALUE			225,206
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			225,206
TOTAL JUST VALUE			225,206
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			215,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611650	H/AC	0	06/01/2006
C17720	CO ISSUED	94,494	05/01/2006
E17368	NEW CONSTR	2,000	05/01/2006
P11096	NEW CONSTR	0	05/01/2006
R09273	REPAIR/RRF	3,000	05/01/2006
B17720	NEW CONSTR	94,494	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/644	6/29/2023	WD	Q	I	02	269,000
GRANTOR: DEMAYO PHILIP DANIEL						
GRANTEE: BOEHM MARK A						
2132/1731	7/12/2017	WD	Q	I	01	147,900
GRANTOR: HETH SARAH ANN F/K/A						
GRANTEE: DEMAYO PHILIP DANIE						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	2006
2	0810	CONCRETE A	0	0	39	15	585.00	SF	6.50	6.50	100	2006
3	0810	CONCRETE A	0	0	37	3	111.00	SF	6.50	6.50	100	2006
TOTALS												

BUILDING NOTES	
96164 TIDAL BAY CT, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2006] N54W30S29 FOP=[YR=2006] S4 FGR=[YR=2006] S21 E19 N21 W19\$E2 N4 W2\$E2S4E17S21 E11\$.	

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							