

LOT 121
IN OR 2031/945
HERON ISLES PHASE 1 REPLAT

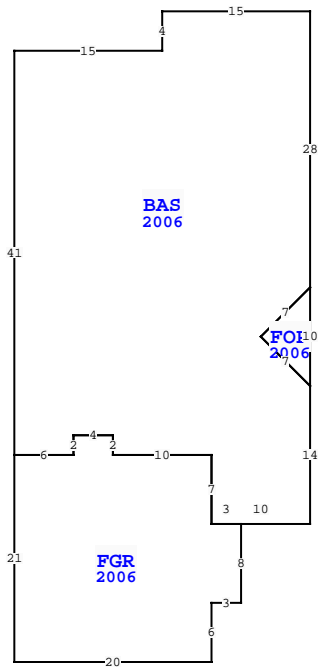
DANIEL HUNTER E
PO BOX 1057
FERNANDINA BEACH, FL 32035

2025

37-3N-28-0740-0121-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 60	
Interior Floo	11	CLAY TILE 40	
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	1,327	100	2006
FGR	452	55	2006
FOP	25	30	2006
TOTALS	1,804		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2017											
Heated Area: 1327											
HX Base Yr 2017											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			177,271
TOTAL MARKET OB/XF VALUE			5,043
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			247,314
SOH/AGL Deduction			106,032
ASSESSED VALUE			141,282
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			90,560
TOTAL JUST VALUE			247,314
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			237,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11370	H/AC	0	04/01/2006
C17320	CO ISSUED	105,336	03/01/2006
B17320	NEW CONSTR	105,336	03/01/2006
E16934	NEW CONSTR	0	03/01/2006
P10858	NEW CONSTR	0	03/01/2006
R09023	REPAIR/RRF	3,000	03/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2031/0945	2/29/2016	WD Q	Q	I	01	123,000
GRANTOR: CHERRYPICK INVESTMENT						
GRANTEE: DANIEL HUNTER E						
2031/0942	2/23/2016	WD U	U	I	11	100
GRANTOR: NEWNA LLC						
GRANTEE: CHERRYPICK INVESTME						

EXTRA FEATURES																
L N	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	10	15	150.00	SF	6.50	6.50	100	2006	2006	3	86	839	
2	0810	CONCRETE A	0 100	38	16	608.00	SF	6.50	6.50	100	2006	2006	3	86	3,399	
3	0810	CONCRETE A	0 100	48	3	144.00	SF	6.50	6.50	100	2006	2006	3	86	805	

BUILDING NOTES	
96172 TIDAL BAY CT, YULEE	

BUILDING DIMENSIONS	
FGR=[YR=2006] N21 BAS=[YR=2006] N41 E15 N4 E15 S28 FOP=[YR=2006] S10 U5 L5 R5 U5 \$ D5 L5 D5 R5 S14 W10 N7 W10 N2 W4 S2 W6\$E6 N2 E4 S2 E10 S7 E3 S8 W3 S6 W20\$.	

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	DPHT 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							