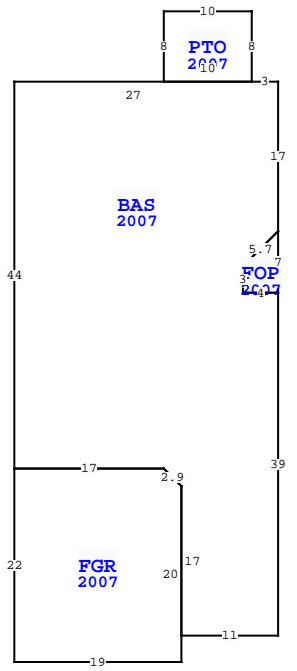




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 70	
Interior Floo	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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
BAS	1,511	100	2007
FGR	416	55	2007
FOP	20	30	2007
PTO	80	5	2007
TOTALS	2,027		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,750	112.3500	112.35	196,612	2007	2007	0	0	0	8.00	92.00	
1 SINGLE FAM - 100% - 2010 Heated Area: 1511 HX Base Yr 2010													



NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		180,883			
TOTAL MARKET OB/XF VALUE		4,546			
TOTAL LAND VALUE - MARKET		65,000			
TOTAL MARKET VALUE		250,429			
SOH/AGL Deduction		124,951			
ASSESSED VALUE		125,478			
TOTAL EXEMPTION VALUE		50,722		HX HB	
BASE TAXABLE VALUE		74,756			
TOTAL JUST VALUE		250,429			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		240,608			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19662	NEW CONSTR	2,000	07/01/2007
M13108	H/AC	0	07/01/2007
P12502	NEW CONSTR	0	06/01/2007
C19937	CO ISSUED	133,782	05/01/2007
B19937	NEW CONSTR	133,782	05/01/2007
R10386	REPAIR/RRF	5,000	05/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1647/0491	10/08/2009	WD	U	I	12	122,000
GRANTOR: SUNTRUST BANK						
GRANTEE: LANDRY FARRAH A						
1627/0475	2/04/2009	CT	U	V	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: SUNTRUST BANK						

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	34	16		6.50	6.50	100	2007	2007	3	87	3,076	
2	0810	CONCRETE A	0	100	65	4		6.50	6.50	100	2007	2007	3	87	1,470	

TOTAL OB/XF														4,546
96177 TIDAL BAY CT, YULEE														
BLD DATE														LGL DATE
XF DATE														LAND DATE
INC DATE														AG DATE
														05/13/2025
														MLU

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2007] W3 PTO=[YR=2007] N8W10S8E10S W27S44FGR=[YR=2007] S22E19N20 U2 L2 W17S17 D2 R2 S17 E11 N39 FOP=[YR=2007] N7 D4 L4 S3E4S4W4N3 U4 R4 N17S.

LAND DESCRIPTION																								
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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							