LOT 130
HERON ISLES PHASE 1 REPLAT
PB 7/152

COOK AMY J
94135 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2025

37-3N-28-0740-0130-0000

BUILDING CHARACTERISTICS

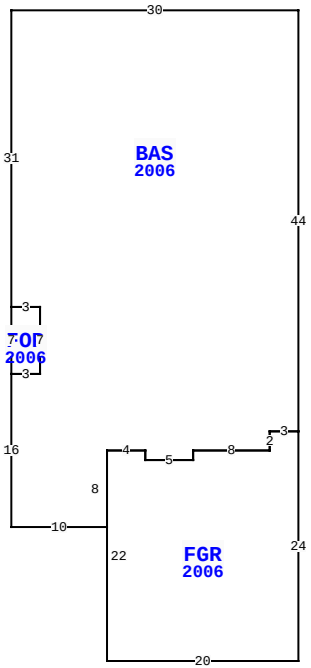
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,438	100	2006	1,438	154,603
FGR	441	55	2006	243	26,126
FOP	21	30	2006	6	645
TOTALS	1,900			1,687	181,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,687	117.4950	117.50	198,222	2006	2006	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 2025 Heated Area: 1438 HX Base Yr



96145 TIDAL BAY CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

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	0	10	15	150.00	SF	6.50	6.50	100	2006	2006	3	86	839	
2	0810	CONCRETE A	0	0	36	16	576.00	SF	6.50	6.50	100	2006	2006	3	86	3,220	
3	0810	CONCRETE A	0	0	54	3	162.00	SF	6.50	6.50	100	2006	2006	3	86	906	
4	0810	CONCRETE A	0	0	8	15	120.00	SF	6.50	6.50	100	2011	2011	3	91	710	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	181,373
TOTAL MARKET OB/XF VALUE	5,675
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	252,048
SOH/AGL Deduction	0
ASSESSED VALUE	252,048
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,048
TOTAL JUST VALUE	252,048
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24575	XFOB	400	04/01/2011
E17365	ELEC OTHER	2,000	05/01/2006
M11545	MECH OTHER	0	05/01/2006
P10938	OTHER	0	04/01/2006
C17469	CO ISSUED	112,200	03/01/2006
B17469	NEW CONSTR	112,200	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2716/508	6/04/2024	FJ	U	I	11	0
GRANTOR: WITTKE PAMELA RAE EST						
GRANTEE: COOK AMY J						
2219/0028	8/14/2018	WD	Q	I	01	179,000
GRANTOR: CARLISLE COLETTE & MA						
GRANTEE: WITTKE PAMELA RAE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N24 BAS=[YR=2006] N44 W30 S31 FOP=[YR=2006] S7 E3 N7 W3$E3 S7 W3 S16 E10 N8 E4 S1 E5 N1 E8 N2 E3$W3 S2 W8 S1 W5 N1 W4 S22 E20$.

LAND DESCRIPTION

TOTAL OB/XF 5,675

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	0		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