

LOT 131
IN OR 1758/853
HERON ISLES PHASE 1 REPLAT

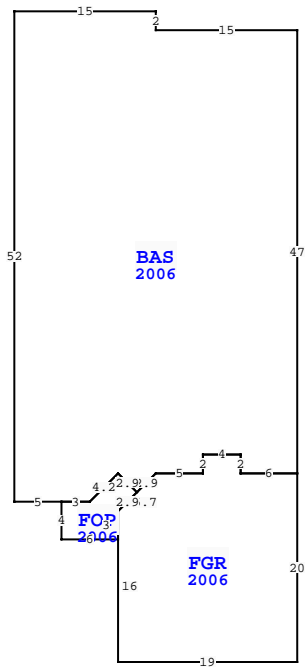
HICKOX MELBA
96137 TIDAL BAY CT
YULEE, FL 32097

2025

37-3N-28-0740-0131-0000

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 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	1,465	100	2006
FGR	380	55	2006
FOP	33	30	2006
TOTALS	1,878		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,684	113.4000	113.40	190,966	2006	2006	0	0	8.50	91.50	
1 SINGLE FAM - 100% - 2012 Heated Area: 1465 HX Base Yr 2012												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			174,734
TOTAL MARKET OB/XF VALUE			4,377
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			244,111
SOH/AGL Deduction			121,976
ASSESSED VALUE			122,135
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			71,413
TOTAL JUST VALUE			244,111
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			234,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11408	MECH OTHER	0	04/01/2006
C17318	CO ISSUED	111,273	03/01/2006
B17318	NEW CONSTR	111,273	03/01/2006
E16933	ELEC OTHER	0	03/01/2006
P10859	OTHER	0	03/01/2006
R09021	REPAIR/RRF	3,000	03/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1758/0853	9/30/2011	WD	Q	I	02	102,000
GRANTOR: WILLIAMS JOHN						
GRANTEE: HICKOX MELBA						
1670/0959	3/09/2010	QC	U	I	30	100
GRANTOR: WILLIAMS MELODY S						
GRANTEE: WILLIAMS JOHN						

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
1	0810	CONCRETE A	0 100	10	15	150.00	SF	6.50	6.50	100	2006	2006
2	0810	CONCRETE A	0 100	38	15	570.00	SF	6.50	6.50	100	2006	2006
3	0810	CONCRETE A	0 100	21	3	63.00	SF	6.50	6.50	100	2006	2006

TOTAL OB/XF												
96137 TIDAL BAY CT, YULEE												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			05/13/2025			MLU						

BUILDING NOTES												

BUILDING DIMENSIONS												
FGR=[YR=2006] N20 BAS=[YR=2006] N47 W15 N2 W15 S52 E5 FOP=[YR=2006] S4 E6 N3 U2 R2 U2 L2 L3 D3 W3\$E3 U3 R3 D2 R2 R2 U2 E5 N2 E4 S2 E6\$W6 N2 W4 S2 W5 L4 D4 S16 E19\$.												

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								