LOT 53
IN OR 1679/1731
HERON ISLES PHASE 1 REPLAT

MORRIS DENDY L & ANDREA N
96113 TIDAL BAY COURT
YULEE, FL 32097

2026

37-3N-28-0740-0053-0000

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

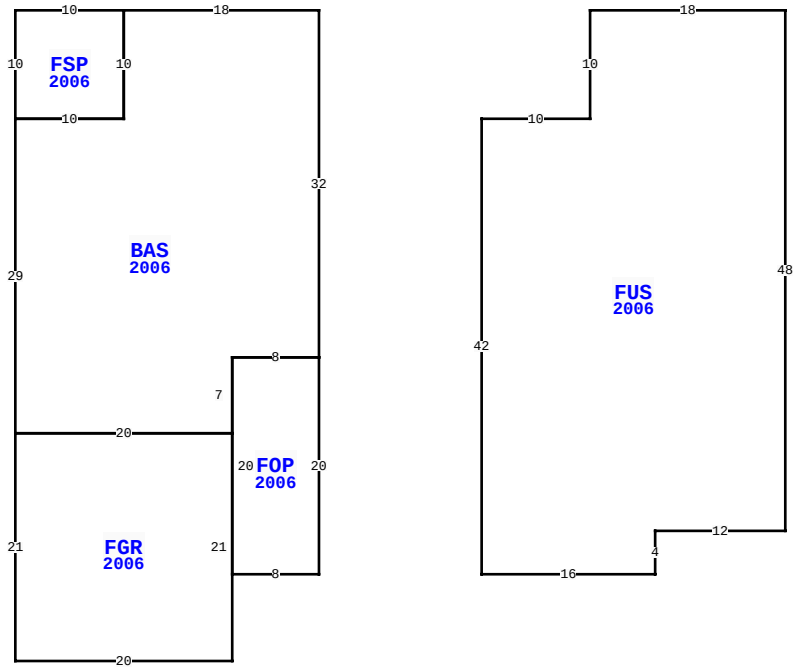
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	2006	936	90,761
FGR	420	55	2006	231	22,399
FOP	160	30	2006	48	4,655
FSP	100	40	2006	40	3,879
FUS	1,308	100	2006	1,308	126,832
TOTALS	2,924			2,563	248,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,563	101.7600	106.85	273,857	2006	2006	0	0	0	9.25	90.75

1 SINGLE FAM 100% - 2011 Heated Area: 2244 HX Base Yr 2011



96113 TIDAL BAY CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,525
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		313,525
SOH/AGL Deduction		146,811
ASSESSED VALUE		166,714
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		115,303
TOTAL JUST VALUE		313,525
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16809	NEW CONSTR	2,000	02/01/2006
M11121	H/AC	0	02/01/2006
C16888	CO ISSUED	161,198	01/01/2006
R08766	REPAIR/RRF	3,000	01/01/2006
B16888	NEW CONSTR	161,198	01/01/2006
P10528	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1679/1731	5/28/2010	WD	Q	I	01	153,000
GRANTOR: PETERMAN LARRY T & JO						
GRANTEE: MORRIS DENDY L & AN						
1408/0889	5/01/2006	WD	Q	I		194,800
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: PETERMAN LARRY T &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] N20 BAS=[YR=2006] N32 W18 FSP=[YR=2006] W10 S10 E10 N10$S10 W10 S29 FGR=[YR=2006] S21 E20 N21 W20$E20 N7 E8$W8 S20 E8$ PTR= E15 FUS=[YR=2006] N42 E10 N10 E18 S48 W12 S4 W16$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS