LOT 54
IN OR 2070/1626
HERON ISLES PHASE 1 REPLAT

WATANABE KIMIYO
96103 TIDAL BAY CT
YULEE, FL 32097

2026

37-3N-28-0740-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

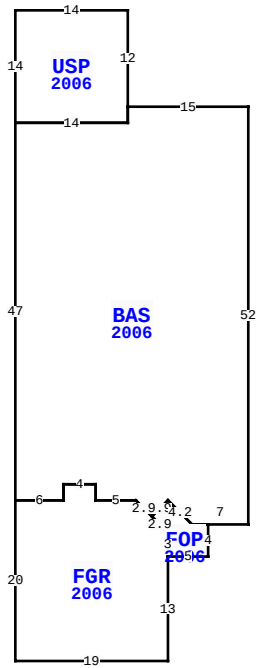
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,415	100	2006	1,415	147,188
FGR	380	55	2006	209	21,740
FOP	29	30	2006	9	936
USP	196	30	2006	59	6,137
TOTALS	2,020			1,692	176,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,692	109.2000	114.66	194,005	2006	2006	0	0	0	9.28	90.72

1 SINGLE FAM 100% - 2017 Heated Area: 1415 HX Base Yr 2017



96103 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		176,001
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		244,081
SOH/AGL Deduction		93,320
ASSESSED VALUE		150,761
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		99,350
TOTAL JUST VALUE		244,081
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16935	NEW CONSTR	2,000	03/01/2006
M11217	H/AC	0	03/01/2006
R08920	REPAIR/RRF	3,000	02/01/2006
C17128	CO ISSUED	111,273	01/01/2006
B17128	NEW CONSTR	111,273	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2070/1626	9/01/2016	WD	Q	I	01	150,000
GRANTOR: PEPPLER MARK D & SUSA						
GRANTEE: WATANABE KIMIYO						
1410/0487	5/05/2006	WD	Q	I		165,700
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: PEPPLER MARK D & SU						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N13 FOP=[YR=2006] E5 N4 W2 L3 U3 L2 D2 D2 R2 S3$N3 L2 U2 BAS=[YR=2006] U2 R2 R3 D3 E7 N52 W15 USP=[YR=2006] N12 W14 S14 E14 N2$ S2 W14 S47 E6 N2 E4 S2 E5 D2 R2 $ U2 L2 W5 N2 W4 S2 W6 S20 E19$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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