LOT 55
IN OR 2188/1033
HERON ISLES PHASE 1 REPLAT

PLUTA KARA A
96095 TIDAL BAY CT
YULEE, FL 32097

2026

37-3N-28-0740-0055-0000

BUILDING CHARACTERISTICS

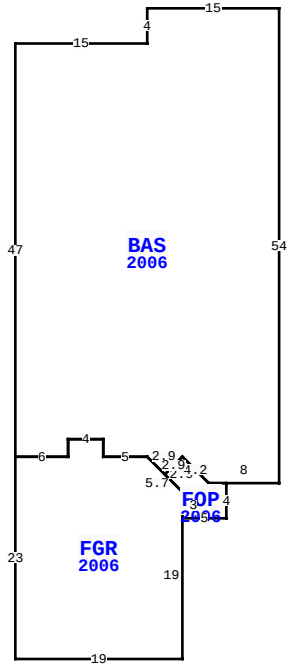
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,495	100	2006	1,495	155,135
FGR	437	55	2006	240	24,904
FOP	29	30	2006	9	934
TOTALS	1,961			1,744	180,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,744	109.5000	114.98	200,525	2006	2006	0	0	0	9.75	90.25

1 SINGLE FAM 100% - 2020 Heated Area: 1495 HX Base Yr 2020



96095 TIDAL BAY CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		180,974
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		245,974
SOH/AGL Deduction		67,335
ASSESSED VALUE		178,639
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,228
TOTAL JUST VALUE		245,974
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706906	REPAIR/RRF	10,725	11/01/2017
E16887	NEW CONSTR	2,000	03/01/2006
M11165	H/AC	0	03/01/2006
C17065	CO ISSUED	116,223	01/01/2006
R08872	REPAIR/RRF	3,000	01/01/2006
B17065	NEW CONSTR	116,223	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2188/1033	4/02/2018	WD	Q	I	01	179,000
GRANTOR: ADAMS SEAN & JULIE						
GRANTEE: PLUTA KARA A						
1407/0238	4/26/2006	WD	Q	I		164,100
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: ADAMS SEAN & JULIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N54 W15 S4 W15 S47 FGR=[YR=2006] S23 E19 N19 U4 L4 W5 N2 W4 S2 W6$E6 N2 E4 S2 E5 D2 R2 FOP=[YR=2006] D2 R2 S3 E5 N4 W2 U3 L3 L2 D2 $ U2 R2 R3 D3 E8$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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