LOT 56
IN OR 1439/1834
HERON ISLES PHASE 1 REPLAT

ANDREWS EARL M
96089 TIDAL BAY CT
YULEE, FL 32097

2026

37-3N-28-0740-0056-0000

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

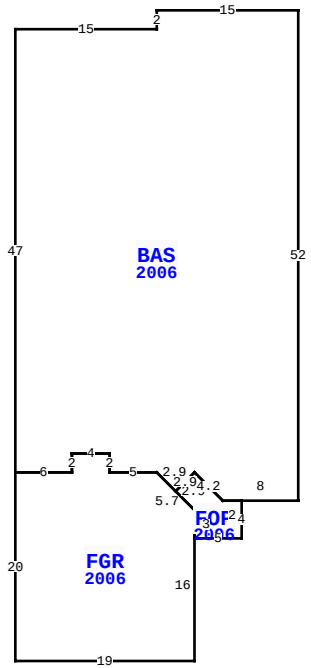
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,465	100	2006	1,465	152,389
FGR	380	55	2006	209	21,740
FOP	29	30	2006	9	936
TOTALS	1,874			1,683	175,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,683	109.2000	114.66	192,973	2006	2006	0	0	0	9.28	90.72

1 SINGLE FAM 100% - 2008 Heated Area: 1465 HX Base Yr 2008



96089 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		175,065
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		240,065
SOH/AGL Deduction		113,437
ASSESSED VALUE		126,628
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		75,217
TOTAL JUST VALUE		240,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11118	H/AC	0	02/01/2006
C16890	CO ISSUED	111,273	01/01/2006
R08768	REPAIR/RRF	3,000	01/01/2006
B16890	NEW CONSTR	111,273	01/01/2006
E16523	NEW CONSTR	2,000	01/01/2006
P10526	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1439/1834	8/25/2006	WD	Q	I		179,900
GRANTOR: MURNAHAN FRANKLIN L J						
GRANTEE: ANDREWS EARL M						
1409/1480	5/04/2006	WD	Q	I		159,800
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: MURNAHAN FRANKLIN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N52 W15 S2 W15 S47 FGR=[YR=2006] S20 E19 N16 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

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