LOT 66
HERON ISLES PHASE 1 REPLAT
PB 7/152

HEGEDUS CASSIDY MARIE
96011 TIDAL BAY CT
YULEE, FL 32097

2026

37-3N-28-0740-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

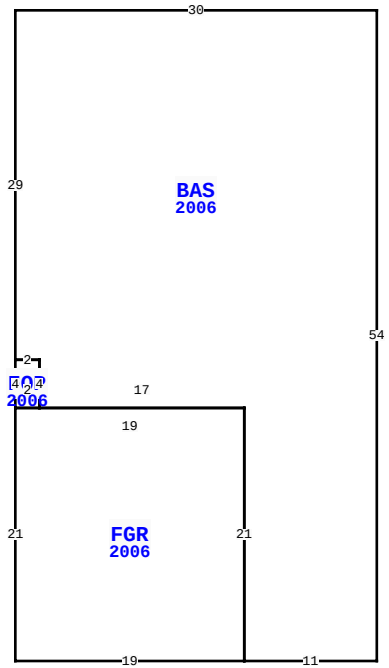
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,213	100	2006	1,213	132,426
FGR	399	55	2006	219	23,908
FOP	8	30	2006	2	219
TOTALS	1,620			1,434	156,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,434	114.6080	120.34	172,568	2006	2006	0	0	0	9.28	90.72

1 SINGLE FAM 100% - 2026 Heated Area: 1213 HX Base Yr 2026



96011 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		156,554
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		221,554
SOH/AGL Deduction		0
ASSESSED VALUE		221,554
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		170,143
TOTAL JUST VALUE		221,554
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16889	CO ISSUED	94,494	01/01/2006
M10980	H/AC	0	01/01/2006
R08767	REPAIR/RRF	3,000	01/01/2006
B16889	NEW CONSTR	94,494	01/01/2006
E16525	NEW CONSTR	2,000	01/01/2006
P10527	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2731/44	8/07/2024	WD	Q	I	01	270,000
GRANTOR: CHILDS DIANE E						
GRANTEE: HEGEDUS CASSIDY MAR						
1409/1509	5/04/2006	WD	Q	I		157,700
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: CHILDS THOMAS M & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N54 W30 S29 FOP=[YR=2006] S4 FGR=[YR=2006] S21 E19 N21 W19$E2 N4 W2$E2S4E17 S21 E11$.

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	000134	C	RES POND	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