LOT 73
IN OR 1434/3
HERON ISLES PHASE 1 REPLAT

MITCHELL SCOTT D & KYMBERLY A
96012 TIDAL BAY COURT
YULEE, FL 32097

2026

37-3N-28-0740-0073-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

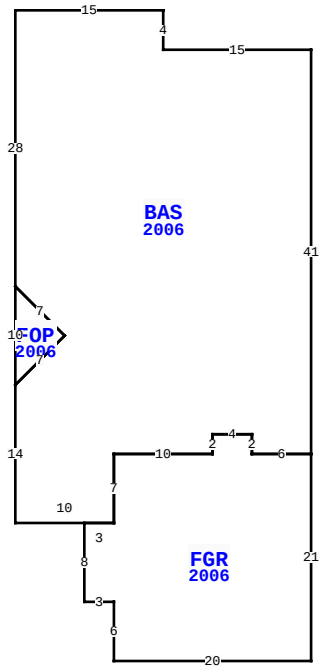
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,327	100	2006	1,327	140,193
FGR	452	55	2006	249	26,306
FOP	25	30	2006	8	845
TOTALS	1,804			1,584	167,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,584	111.4860	117.06	185,423	2006	2006	0	0	0	9.75	90.25

1 SINGLE FAM 100% - 2008 Heated Area: 1327 HX Base Yr 2008



96012 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		167,344
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		235,424
SOH/AGL Deduction		110,609
ASSESSED VALUE		124,815
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		73,404
TOTAL JUST VALUE		235,424
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611631	H/AC	0	06/01/2006
C17671	CO ISSUED	103,455	05/01/2006
E17364	NEW CONSTR	2,000	05/01/2006
P11092	NEW CONSTR	0	05/01/2006
R09225	REPAIR/RRF	3,000	05/01/2006
B17671	NEW CONSTR	103,455	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1434/0003	8/02/2006	WD	Q	I		160,000
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: MITCHELL SCOTT D &						
1405/0923	4/19/2006	WD	U	V	19	312,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: YOUNG AMERICAN HOME						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21BAS=[YR=2006] N41 W15 N4 W15 S28
FOP=[YR=2006] S10 U5 R5 L5 U5 $ D5 R5 D5 L5 S14 E10 N7 E10 N2 E4 S2 E6$W6N2W4S2 W10 S7 W3 S8 E3 S6 E20$.

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