LOT 74
HERON ISLES PHASE 1 REPLAT
PB 7/152

DAVIS EMMA & JADEN
96020 TIDAL BAY CT
YULEE, FL 32097

2026

37-3N-28-0740-0074-0000

BUILDING CHARACTERISTICS

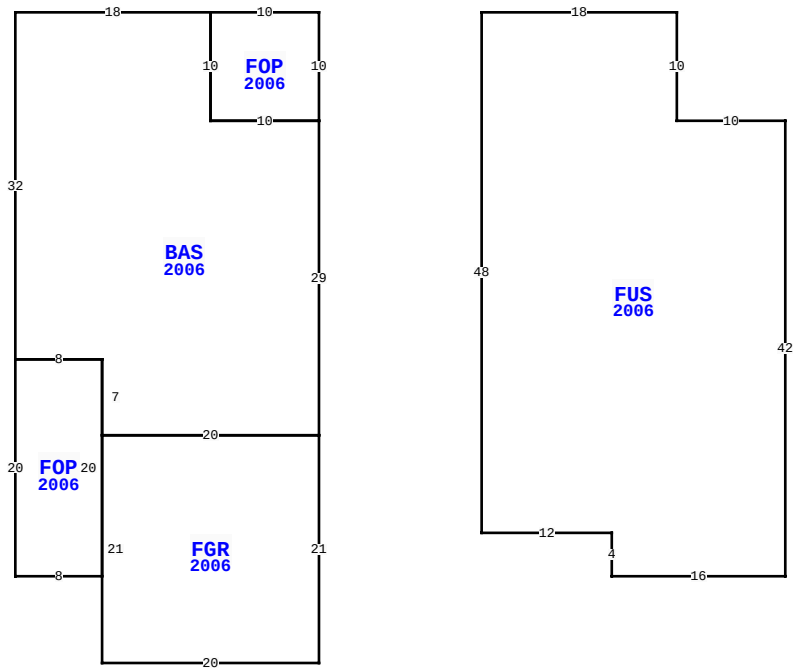
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Exterior Wall		N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	936	100	2006	936	90,761
FGR	420	55	2006	231	22,399
FOP	100	30	2006	30	2,909
FOP	160	30	2006	48	4,655
FUS	1,308	100	2006	1,308	126,832
TOTALS	2,924			2,553	247,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,553	101.7600	106.85	272,788	2006	2006	0	0	0	9.25	90.75

1 SINGLE FAM 0% - 2026 Heated Area: 2244 HX Base Yr



96020 TIDAL BAY CT, YULEE

BLD DATE		LGL DATE	05/13/2025 MLU
XF DATE		LAND DATE	
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	247,555
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	312,555
SOH/AGL Deduction	0
ASSESSED VALUE	312,555
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	312,555
TOTAL JUST VALUE	312,555
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	318,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16973	NEW CONSTR	2,000	03/01/2006
M11296	H/AC	0	03/01/2006
C17064	CO ISSUED	161,462	01/01/2006
R08871	REPAIR/RRF	3,000	01/01/2006
B17064	NEW CONSTR	161,462	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2846/15	2/09/2026	WD	Q	I	01	310,000
GRANTOR: HAMMOND JOSHUA A						
GRANTEE: DAVIS EMMA & JADEN						
1863/0463	5/03/2013	SW	Q	I	02	132,500
GRANTOR: DLG MORTGAGE CAPITAL						
GRANTEE: HAMMOND JOSHUA A &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21 BAS=[YR=2006] N29 FOP=[YR=2006] N10 W10 S10 E10$W10 N10 W18 S32 FOP=[YR=2006] S20E8 N20 W8$E8 S7 E20$W20 S21 E20$ PTR= E15N12 FUS=[YR=2006] N48 E18 S10 E10 S42 W16 N4 W12$ S12W15$.

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	0		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