LOT 79
HERON ISLES PHASE 1 REPLAT
PB 7/152

LEPIERRE PROPERTIES OF AMELIA LLC
2618 GREGOR MCGREGOR BLVD
FERNANDINA BEACH, FL 32034

2026

37-3N-28-0740-0079-0000

BUILDING CHARACTERISTICS

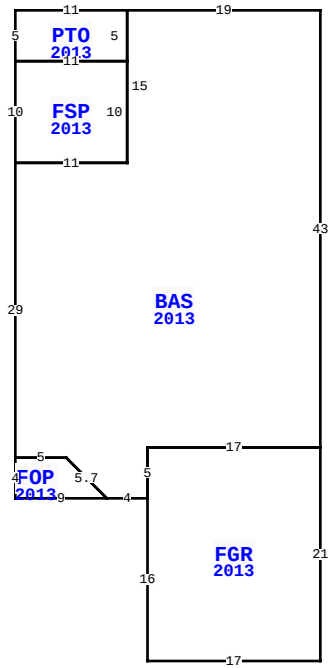
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,162	100	2013	1,162	142,832
FGR	357	55	2013	196	24,092
FOP	28	30	2013	8	983
FSP	110	40	2013	44	5,408
PTO	55	5	2013	3	369
TOTALS	1,712			1,413	173,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,413	124.0720	130.28	184,086	2013	2013	0	0	0	5.65	94.35

1 SINGLE FAM 0% - 2026 Heated Area: 1162 HX Base Yr



96062 TIDAL BAY CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	173,685
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	238,685
SOH/AGL Deduction	0
ASSESSED VALUE	238,685
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	238,685
TOTAL JUST VALUE	238,685
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327583	CO ISSUED	0	12/18/2013
P1316789	NEW CONSTR	0	08/01/2013
B1327583	NEW CONSTR	140,830	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2795/1982	6/23/2025	WD	Q	I	01	270,000
GRANTOR: EDENFIELD JULIAN S						
GRANTEE: LEPIERRE PROPERTIES						
1896/1141	12/31/2013	WD	Q	I	02	109,900
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: EDENFIELD JULIAN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W19 PTO=[YR=2013] W11 S5 FSP=[YR=2013] S10 E11 N10 W11 $ E11 N5 $ S15 W11 S29 FOP=[YR=2013] S4 E9 U4 L4 W5 $ E5 D4 R4 E4 FGR=[YR=2013] S16 E17 N21 W17 S5 $ N5 E17 N43 $.

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