LOT 85
IN OR 2011/810
HERON ISLES PHASE 1 REPLAT

DAVENPORT CHRISTINA
PSC 477 BOX 27235
FPO, AP 96306

**2026**

**37-3N-28-0740-0085-0000**

## BUILDING CHARACTERISTICS

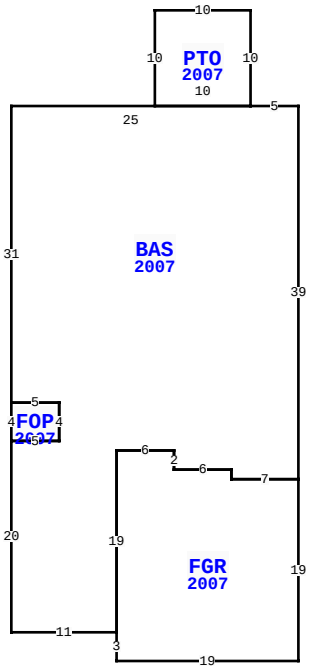
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,302 | 100 | 2007 | 1,302 | 139,075 |
| FGR | 385 | 55 | 2007 | 212 | 22,645 |
| FOP | 20 | 30 | 2007 | 6 | 641 |
| PTO | 100 | 5 | 2007 | 5 | 534 |
| TOTALS | 1,807 | | | 1,525 | 162,896 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,525 | 111.1800 | 116.74 | 178,028 | 2007 | 2007 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SINGLE FAM 100% - 2016 Heated Area: 1302 HX Base Yr 2016




96108 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 | | 162,896 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 227,896 |
| SOH/AGL Deduction | | 89,554 |
| ASSESSED VALUE | | 138,342 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 86,931 |
| TOTAL JUST VALUE | | 227,896 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 232,931 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E18533 | NEW CONSTR | 2,000 | 12/01/2006 |
| M12326 | H/AC | 0 | 12/01/2006 |
| C18789 | CO ISSUED | 0 | 11/01/2006 |
| B18789 | NEW CONSTR | 119,262 | 11/01/2006 |
| P11722 | NEW CONSTR | 0 | 11/01/2006 |
| R09865 | REPAIR/RRF | 5,000 | 11/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2011/0810 | 10/23/2015 | SW | Q | I | 01 | 134,900 |
| GRANTOR: FEDERAL HOME LOAN MOR | | | | | | |
| GRANTEE: DAVENPORT CHRISTINA | | | | | | |
| 1978/0901 | 5/06/2015 | WD | U | I | 12 | 100 |
| GRANTOR: BRANCH BANKING & TRUS | | | | | | |
| GRANTEE: FEDERAL HOME LOAN M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W5 PTO=[YR=2007] N10W10S10 E10$ W25 S31
FOP=[YR=2007] S4E5N4W5$ E5S4W5S20 E11 FGR=[YR=2007] S3 E19
N19W7N1W6N2W6S19$ N19E6S2E6S1 E7N39$.

## EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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