LOT 121
IN OR 2031/945
HERON ISLES PHASE 1 REPLAT

DANIEL HUNTER E
PO BOX 1057
FERNANDINA BEACH, FL 32035

2026

37-3N-28-0740-0121-0000

NASSAU COUNTY PROPERTY

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 60
Interior Floo	11	CLAY TILE 40
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

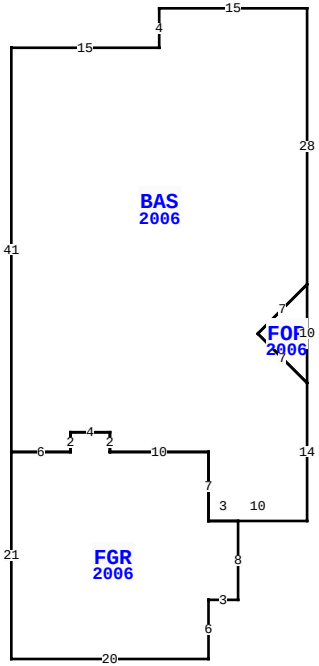
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,327	100	2006	1,327	147,292
FGR	452	55	2006	249	27,638
FOP	25	30	2006	8	888
TOTALS	1,804			1,584	175,818

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	116.4840	122.31	193,739	2006	2006	0	0	0	9.25	90.75

1 SINGLE FAM 100% - 2017 Heated Area: 1327 HX Base Yr 2017



96172 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		175,818
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		240,818
SOH/AGL Deduction		95,721
ASSESSED VALUE		145,097
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		93,686
TOTAL JUST VALUE		240,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11370	H/AC	0	04/01/2006
C17320	CO ISSUED	105,336	03/01/2006
B17320	NEW CONSTR	105,336	03/01/2006
E16934	NEW CONSTR	0	03/01/2006
P10858	NEW CONSTR	0	03/01/2006
R09023	REPAIR/RRF	3,000	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2031/0945	2/29/2016	WD	Q	I	01	123,000
GRANTOR: CHERRYPICK INVESTMENT						
GRANTEE: DANIEL HUNTER E						
2031/0942	2/23/2016	WD	U	I	11	100
GRANTOR: NEWNA LLC						
GRANTEE: CHERRYPICK INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21 BAS=[YR=2006] N41 E15 N4 E15 S28
FOP=[YR=2006] S10 U5 L5 R5 U5 $ D5 L5 D5 R5 S14 W10 N7
W10 N2 W4 S2 W6$E6 N2 E4 S2 E10 S7 E3 S8 W3 S6 W20$.

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	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