LOT 123
IN OR 2111/1832
DRAINAGE ESMT PT OR 1289/1441

SMITKIN RUTH A
96182 TIDAL BAY COURT
YULEE, FL 32097

2026

37-3N-28-0740-0123-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

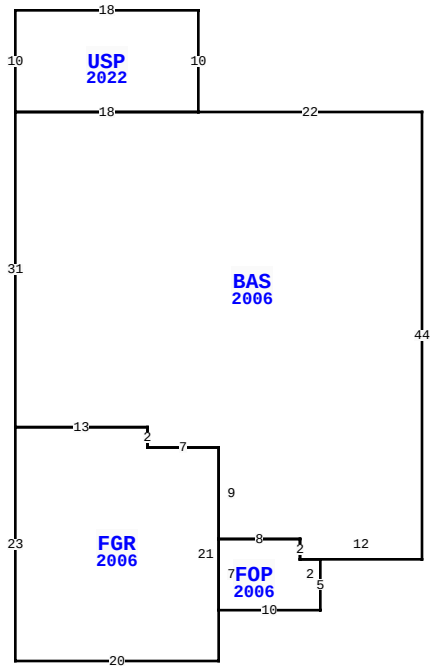
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,498	100	2006	1,498	163,242
FGR	446	55	2006	245	26,698
FOP	66	30	2006	20	2,179
USP	180	30	2022	54	5,884
TOTALS	2,190			1,817	198,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,817	114.4000	120.12	218,258	2006	2006	0	0	0	9.28	90.72

1 SINGLE FAM 100% - 2018 Heated Area: 1498 HX Base Yr 2018



96182 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		198,004
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		263,004
SOH/AGL Deduction		170,149
ASSESSED VALUE		92,855
TOTAL EXEMPTION VALUE	HX HB SX	92,855
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		263,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009734	ADDITION	5,439	06/24/2022
E17228	ELEC OTHER	2,000	05/01/2006
M11407	MECH OTHER	0	04/01/2006
P10936	OTHER	0	04/01/2006
C17464	CO ISSUED	115,106	03/01/2006
B17464	NEW CONSTR	115,106	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2111/1832	4/06/2017	WD	Q	I	02	165,000
GRANTOR: TREMEL DAMON D						
GRANTEE: SMITKIN RUTH A						
2097/1025	12/29/2016	SW	U	I	12	116,300
GRANTOR: MASTR ADJUSTABLE RATE						
GRANTEE: TREMEL DAMON G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N44 W22 USP=[YR=2022] N10 W18 S10 E18$ W18 S31
FGR=[YR=2006] S23 E20 N21 W7 N2 W13$E13 S2 E7 S9
FOP=[YR=2006] S7 E10 N5 W2 N2 W8$E8 S2 E12$.

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