LOT 124
DRAINAGE ESMT PT OR 1289/1441
HERON ISLES PHASE 1 REPLAT

HUDSON SFR PROPERTY HOLDINGS II LLC
2711 N HASKELL STE 2100
DALLAS, TX 75204

2026

37-3N-28-0740-0124-0000

BUILDING CHARACTERISTICS

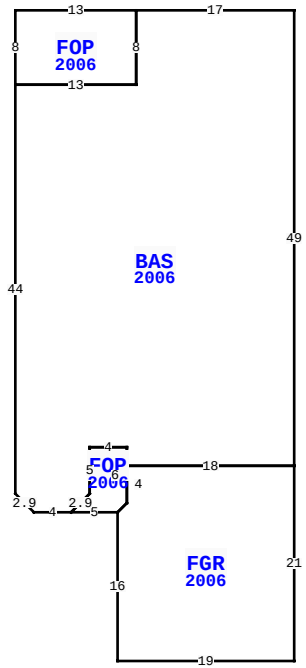
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,394	100	2006	1,394	144,785
FGR	395	55	2006	217	22,539
FOP	30	30	2006	9	935
FOP	104	30	2006	31	3,220
TOTALS	1,923			1,651	171,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,651	109.0000	114.45	188,957	2006	2006	0	0	0	9.25	90.75

1 SINGLE FAM 0% - 2024 Heated Area: 1394 HX Base Yr



96179 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	171,478
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	236,478
SOH/AGL Deduction	0
ASSESSED VALUE	236,478
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	236,478
TOTAL JUST VALUE	236,478
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18136	NEW CONSTR	2,000	10/01/2006
M12185	H/AC	0	10/01/2006
P11595	NEW CONSTR	0	10/01/2006
C18525	CO ISSUED	0	09/01/2006
R09719	REPAIR/RRF	5,000	09/01/2006
B18525	NEW CONSTR	126,588	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2625/1744	3/06/2023	SW	U	I	11	100
GRANTOR: HUDSON SFR PROPERTY H						
GRANTEE: HUDSON SFR PROPERTY						
2599/1861	10/14/2022	SW	U	I	11	100
GRANTOR: HUDSON SFR PROPERTY						
GRANTEE: HUDSON SFR PROPERTY						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21 BAS=[YR=2006] N49 W17 FOP=[YR=2006] W13 S8 E13 N8$S8W13 S44 D2 R2 E4 FOP=[YR=2006] E5 R1 U1 N6W4S5 L2 D2 $ U2 R2 N5 E4 S2 E18$ W18 S4 D1 L1 S16 E19$.

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	000134	C	RES POND	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