LOT 125
IN OR 1647/491
HERON ISLES PHASE 1 REPLAT

LANDRY FARRAH A
96177 TIDAL BAY COURT
YULEE, FL 32097

2026

37-3N-28-0740-0125-0000

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 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

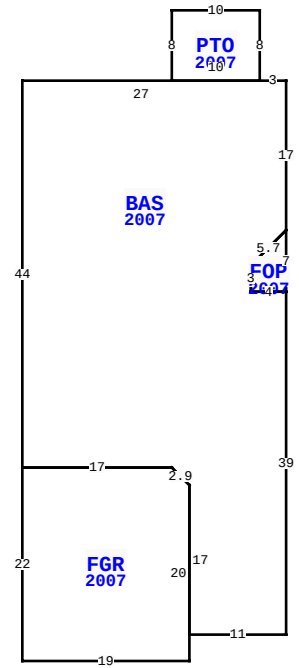
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,511	100	2007	1,511	155,331
FGR	416	55	2007	229	23,541
FOP	20	30	2007	6	617
PTO	80	5	2007	4	411
TOTALS	2,027			1,750	179,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,750	107.0000	112.35	196,612	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2010 Heated Area: 1511 HX Base Yr 2010



96177 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		179,900
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		244,900
SOH/AGL Deduction		116,034
ASSESSED VALUE		128,866
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		77,455
TOTAL JUST VALUE		244,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19662	NEW CONSTR	2,000	07/01/2007
M13108	H/AC	0	07/01/2007
P12502	NEW CONSTR	0	06/01/2007
C19937	CO ISSUED	133,782	05/01/2007
B19937	NEW CONSTR	133,782	05/01/2007
R10386	REPAIR/RRF	5,000	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1647/0491	10/08/2009	WD	U	I	12	122,000
GRANTOR: SUNTRUST BANK						
GRANTEE: LANDRY FARRAH A						
1627/0475	2/04/2009	CT	U	V	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: SUNTRUST BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W3 PTO=[YR=2007] N8W10S8E10$
W27S44FGR=[YR=2007] S22E19N20 U2 L2 W17$E17 D2 R2 S17 E11
N39 FOP=[YR=2007] N7 D4 L4 S3E4$W4N3 U4 R4 N17$.

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	000134	C	RES POND	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