LOT 126
IN OR 1922/572
HERON ISLES PHASE 1 REPLAT

SMITH DANNY
96173 TIDAL BAY CT
YULEE, FL 32097

2026

37-3N-28-0740-0126-0000

BUILDING CHARACTERISTICS

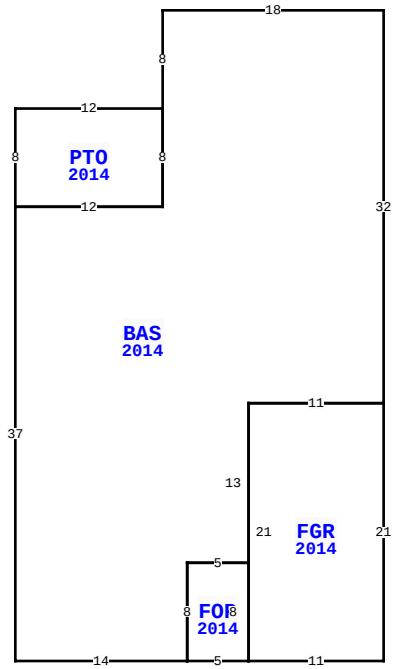
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,127	100	2014	1,127	137,846
FGR	231	55	2014	127	15,533
FOP	40	30	2014	12	1,468
PTO	96	5	2014	5	612
TOTALS	1,494			1,271	155,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,271	122.6160	128.75	163,641	2014	2014	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2022 Heated Area: 1127 HX Base Yr 2022



96173 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		155,459
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		220,459
SOH/AGL Deduction		88,281
ASSESSED VALUE		132,178
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		75,767
TOTAL JUST VALUE		220,459
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327702	CO ISSUED	0	04/02/2014
B1327702	NEW CONSTR	134,529	09/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1922/0572	4/25/2014	WD	U	I	11	100
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: SMITH DANNY						
1914/1337	4/25/2014	WD	Q	I	02	106,000
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: SMITH DANNY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W18 S8 PTO=[YR=2014] W12 S8 E12 N8 $ S8 W12 S37 E14 FOP=[YR=2014] E5 FGR=[YR=2014] E11 N21 W11 S21 $ N8 W5 S8 $ N8 E5 N13 E11 N32 $.

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