LOT 127
IN OR 1855/336
HERON ISLES PHASE 1 REPLAT

TSANK ALLA REVOC TRUST/TSANK ALLA TRUSTEE
3697 SAGE CANYON DR
ENCINITAS, CA 92024

2026

37-3N-28-0740-0127-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

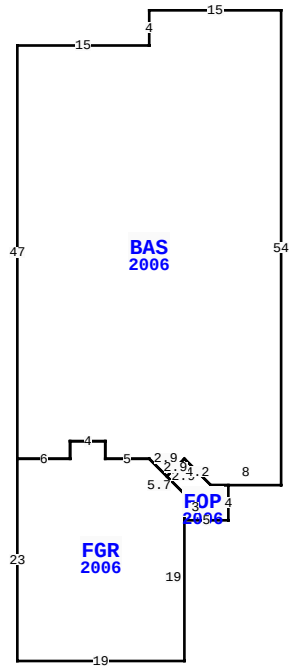
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,495	100	2006	1,495	155,510
FGR	437	55	2006	240	24,964
FOP	29	30	2006	9	936
TOTALS	1,961			1,744	181,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,744	109.2000	114.66	199,967	2006	2006	0	0	0	9.28	90.72

1 SINGLE FAM 0% - 0 Heated Area: 1495 HX Base Yr



96169 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	181,410
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	246,410
SOH/AGL Deduction	0
ASSESSED VALUE	246,410
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,410
TOTAL JUST VALUE	246,410
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0617558	NEW CONSTR	2,000	06/01/2006
M0611686	H/AC	0	06/01/2006
C17778	CO ISSUED	116,323	05/01/2006
P11141	NEW CONSTR	0	05/01/2006
R09320	REPAIR/RRF	3,000	05/01/2006
B17778	NEW CONSTR	116,323	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1855/0336	5/01/2013	QC	U	I	11	100
GRANTOR: TSANK ALLA						
GRANTEE: TSANK ALLA TRUSTEE						
1439/0580	8/24/2006	WD	Q	I		180,100
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: TSANK ALLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N54 W15 S4 W15 S47 FGR=[YR=2006] S23 E19 N19 L4 U4 W5 N2 W4 S2 W6$E6 N2 E4 S2 E5 D2 R2 FOP=[YR=2006] D2 R2 S3 E5 N4 W2 U3 L3 L2 D2 $ U2 R2 R3 D3 E8$.

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	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