LOT 129
IN OR 2223/108
HERON ISLES PHASE 1 REPLAT

LANGFORD KAYLYNN BLAIR
96155 TIDAL BAY CT
YULEE, FL 32097

2026

37-3N-28-0740-0129-0000

BUILDING CHARACTERISTICS

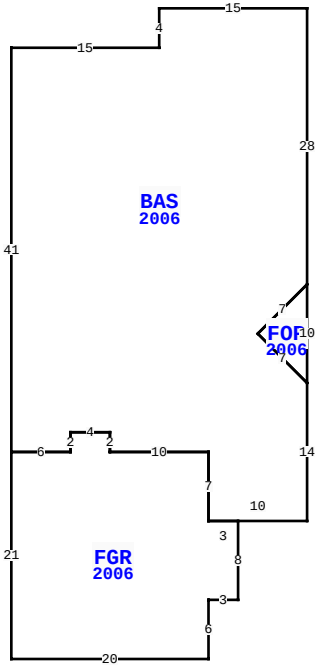
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,327	100	2006	1,327	142,079
FGR	452	55	2006	249	26,660
FOP	25	30	2006	8	856
TOTALS	1,804			1,584	169,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,584	112.4040	118.02	186,944	2006	2006	0	0	0	9.28	90.72

1 SINGLE FAM 100% - 2019 Heated Area: 1327 HX Base Yr 2019



96155 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		169,596
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		234,596
SOH/AGL Deduction		74,045
ASSESSED VALUE		160,551
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		109,140
TOTAL JUST VALUE		234,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2008236	REPAIR/RRF	7,800	09/01/2020
E17300	NEW CONSTR	2,000	05/01/2006
M11459	H/AC	0	05/01/2006
P10937	NEW CONSTR	0	04/01/2006
B17468	CO ISSUED	105,336	03/01/2006
R09112	REPAIR/RRF	3,000	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2223/0108	9/07/2018	WD	Q	I	01	172,000
GRANTOR: RAUSCH TONYA M						
GRANTEE: LANGFORD KAYLYNN BL						
2208/0070	6/29/2018	WD	U	I	11	100
GRANTOR: DARYL D RAUSCHER & LA						
GRANTEE: RAUSCH TONYA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N14 FOP=[YR=2006] N10 L5 D5 D5 R5 $ U5 L5 U5 R5 N28 W15 S4 W15 S41FGR=[YR=2006] S21 E20 N6 E3 N8 W3 N7 W10 N2 W4 S2 W6$E6N2 E4S2 E10 S7 E10$.

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