LOT 131
IN OR 1758/853
HERON ISLES PHASE 1 REPLAT

HICKOX MELBA
96137 TIDAL BAY CT
YULEE, FL 32097

2026

37-3N-28-0740-0131-0000

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

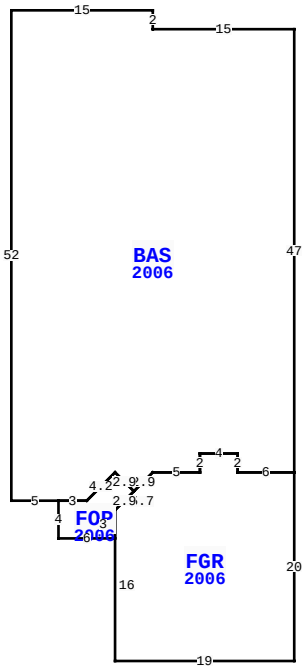
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,465	100	2006	1,465	150,764
FGR	380	55	2006	209	21,509
FOP	33	30	2006	10	1,029
TOTALS	1,878			1,684	173,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,684	108.0000	113.40	190,966	2006	2006	0	0	0	9.25	90.75

1 SINGLE FAM 100% - 2012 Heated Area: 1465 HX Base Yr 2012



96137 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		173,302
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		238,302
SOH/AGL Deduction		112,869
ASSESSED VALUE		125,433
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		74,022
TOTAL JUST VALUE		238,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11408	MECH OTHER	0	04/01/2006
C17318	CO ISSUED	111,273	03/01/2006
B17318	NEW CONSTR	111,273	03/01/2006
E16933	ELEC OTHER	0	03/01/2006
P10859	OTHER	0	03/01/2006
R09021	REPAIR/RRF	3,000	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1758/0853	9/30/2011	WD	Q	I	02	102,000
GRANTOR: WILLIAMS JOHN						
GRANTEE: HICKOX MELBA						
1670/0959	3/09/2010	QC	U	I	30	100
GRANTOR: WILLIAMS MELODY S						
GRANTEE: WILLIAMS JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N20 BAS=[YR=2006] N47 W15 N2 W15 S52 E5
FOP=[YR=2006] S4 E6 N3 U2 R2 U2 L2 L3 D3 W3$E3 U3 R3 D2 R2 R2 U2 E5 N2 E4 S2 E6$W6 N2 W4 S2 W5 L4 D4 S16 E19$.

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