

LOT 76
HERON ISLES PHASE 1 REPLAT
PB 7/152

ROTHWELL KAMRE A
96042 TIDAL BAY COURT
YULEE, FL 32097

2024

37-3N-28-0740-0076-0000



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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,312	100	1,312	156,411
FGR	360	55	198	23,605
FOP	44	30	13	1,550
FOP	110	30	33	3,934
TOTALS	1,826		1,556	185,500

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	0	0	716.00	SF	6.50	6.50	100	2015

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,556	130.0398	123.54	192,228	2015	2015	0	0	0	3.50	96.50	
1 SINGLE FAM - 100% - 2021													
Heated Area: 1312													
HX Base Yr 2021													

FOP 2015

BAS 2015

FGR 2015

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF													
4,421													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		185,500	
TOTAL MARKET OB/XF VALUE		4,421	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		244,921	
SOH/AGL Deduction		69,116	
ASSESSED VALUE		175,805	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		125,805	
TOTAL JUST VALUE		244,921	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		236,602	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530121	CO ISSUED	0	08/28/2015
B1530121	NEW CONSTR	164,766	03/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2375/1409	6/26/2020	WD	U	I	11	100	
GRANTOR: RODRIGUEZ JUAN L DIAZ							
GRANTEE: ROTHWELL KAMRE A							
2371/1407	6/26/2020	WD	Q	I	01	189,000	
GRANTOR: RODRIGUEZ JUAN L DIAZ							
GRANTEE: ROTHWELL KAMRE A							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2015] W19 FOP=[YR=2015] W10 S11 E10 N11\$ S11 W10 S43 FOP=[YR=2015] S4 E11 FGR=[YR=2015] S8 E18 N20 W18 S12\$ N4 W11\$ E11 N8 E18 N46\$.											