LOT 62
IN OR 2140/56
HERON ISLES PHASE 1 REPLAT

ROSADO KENNETH SR & DARLENE
96035 TIDAL BAY COURT
YULEE, FL 32097

2025

37-3N-28-0740-0062-0000

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	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	04	Quality Level 04

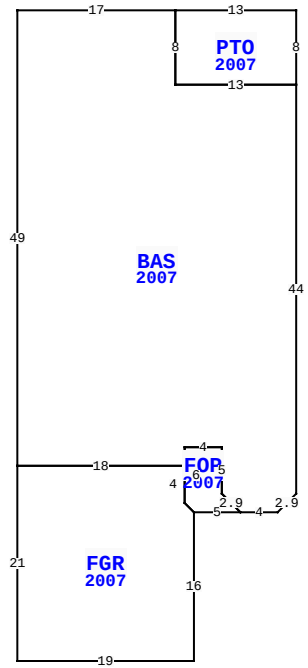
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,394	100	2007	1,394	155,077
FGR	395	55	2007	217	24,141
FOP	30	30	2007	9	1,001
PTO	104	5	2007	5	557
TOTALS	1,923			1,625	180,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,625	120.9159	120.92	196,495	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 0 Heated Area: 1394 HX Base Yr



96035 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	180,775
TOTAL MARKET OB/XF VALUE	5,084
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	250,859
SOH/AGL Deduction	19,025
ASSESSED VALUE	231,834
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	231,834
TOTAL JUST VALUE	250,859
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19468	NEW CONSTR	2,000	06/01/2007
M13049	H/AC	0	06/01/2007
P12449	NEW CONSTR	0	06/01/2007
C19938	CO ISSUED	0	05/01/2007
B19938	NEW CONSTR	126,588	05/01/2007
R10387	REPAIR/RRF	5,000	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2140/0056	8/10/2017	WD	Q	I	01	165,000
GRANTOR: JONES WILLIAM E &						
GRANTEE: ROSADO KENNETH SR &						
1569/0432	6/02/2008	WD	Q	I		150,500
GRANTOR: WATSON CUSTOM HOME BU						
GRANTEE: JONES WILLIAM E & W						

BUILDING NOTES

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
1	0810	CONCRETE A	0	0	47	17	799.00	SF	6.50	6.50	100	2007	2007	3	87	4,518	
2	0810	CONCRETE A	0	0	25	4	100.00	SF	6.50	6.50	100	2007	2007	3	87	566	

BUILDING DIMENSIONS

PTO=[YR=2007] W13 BAS=[YR=2007] W17 S49 FGR=[YR=2007] S21E19N16 FOP=[YR=2007] E5 U2 L2 N5W4S6 D1 R1 $ U1 L1 N4W18 $ E18N2E4S5 D2 R2 E4 U2 R2 N44 W13N8$S8E13N8$.

LAND DESCRIPTION

TOTAL OB/XF 5,084

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS