LOT 71
IN OR 2154/778
HERON ISLES PHASE 1 REPLAT

MOULE ERIK V/MOULE GLENN
96002 TIDAL BAY CT
YULEE, FL 32097

2025

37-3N-28-0740-0071-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

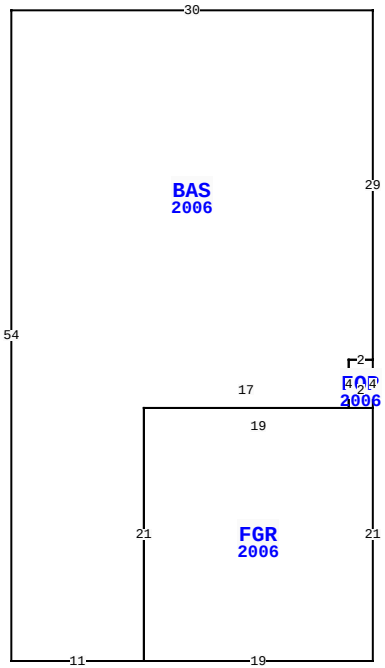
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,213	100	2006	1,213	138,218
FGR	399	55	2006	219	24,954
FOP	8	30	2006	2	228
TOTALS	1,620			1,434	163,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,434	124.5972	124.60	178,676	2006	2006	0	0	0	8.55	91.45

1 SINGLE FAM – 50% - 2018 Heated Area: 1213 HX Base Yr 2018



96002 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		163,399
TOTAL MARKET OB/XF VALUE		7,468
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		235,867
SOH/AGL Deduction		54,667
ASSESSED VALUE		181,200
TOTAL EXEMPTION VALUE	HA HAB	47,669
BASE TAXABLE VALUE		133,531
TOTAL JUST VALUE		235,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17121	NEW CONSTR	2,000	04/01/2006
M11346	H/AC	0	04/01/2006
C17316	CO ISSUED	94,494	03/01/2006
B17316	NEW CONSTR	94,494	03/01/2006
P10860	NEW CONSTR	0	03/01/2006
R09019	REPAIR/RRF	3,000	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2154/0778	10/27/2017	WD	Q	I	01	137,500
GRANTOR: FOX BARRY S						
GRANTEE: MOULE ERIK V & GLEN						
2127/0784	6/19/2017	CT	U	I	18	92,000
GRANTOR: CLERK OF COURT						
GRANTEE: FOX BARRY S DBA FOX						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21FOP=[YR=2006] N4BAS=[YR=2006] N29 W30 S54 E11 N21 E17 N4 E2$ W2 S4 E2$W19 S21 E19$.

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
1	0810	CONCRETE A	0	50	10	10	100.00	SF	6.50	6.50	100	2006	2006	3	86	559	
2	0810	CONCRETE A	0	50	75	15	1,125.00	SF	6.50	6.50	100	2006	2006	3	86	6,289	
3	0810	CONCRETE A	0	50	37	3	111.00	SF	6.50	6.50	100	2006	2006	3	86	620	

LAND DESCRIPTION

TOTAL OB/XF 7,468

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	50		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS