LOT 76
HERON ISLES PHASE 1 REPLAT
PB 7/152

ROTHWELL KAMRE A
96042 TIDAL BAY COURT
YULEE, FL 32097

2026

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

NASSAU COUNTY PROPERTY

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	03	Quality Level 03

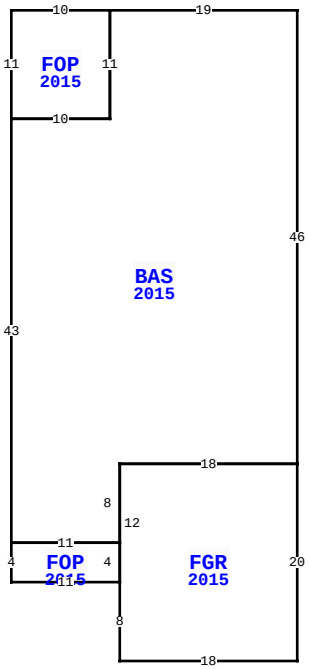
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,312	100	2015	1,312	155,530
FGR	360	55	2015	198	23,472
FOP	44	30	2015	13	1,541
FOP	110	30	2015	33	3,912
TOTALS	1,826			1,556	184,454

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	118.2180	124.13	193,146	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2021 Heated Area: 1312 HX Base Yr 2021



96042 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		184,454
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		249,454
SOH/AGL Deduction		63,667
ASSESSED VALUE		185,787
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		134,376
TOTAL JUST VALUE		249,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,841

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$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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