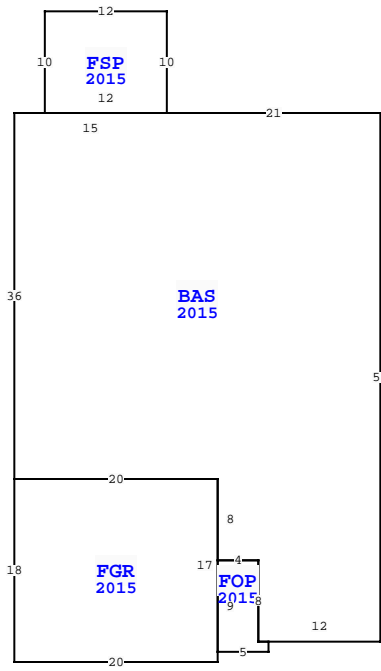




BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	10 ABOVE AVG 70			
Exterior Wall	16 WD FR STUC 30			
Roof Structure	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	11 CLAY TILE 50			
Interior Floor	14 CARPET 50			
Air Condition	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	1,520	100	1,520	170,265
FGR	360	55	198	22,180
FOP	37	30	11	1,232
FSP	120	40	48	5,377
TOTALS	2,037		1,777	199,054

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2016		Heated Area: 1520					HX Base Yr 2016	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			199,054
TOTAL MARKET OB/XF VALUE			4,306
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			258,360
SOH/AGL Deduction			106,095
ASSESSED VALUE			152,265
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			102,265
TOTAL JUST VALUE			258,360
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			223,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2008736	SOLAR PANELS	27,700	10/01/2020
B1429547	CO ISSUED	0	02/18/2015
B1429547	NEW CONSTR	183,841	11/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2586/1437	8/19/2022	QC	U	I	11	100
GRANTOR: VELASQUEZ DORA M						
GRANTEE: VELASQUEZ DORA M &						
1966/0006	2/27/2015	SW	Q	I	02	148,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: VELASQUEZ DORA M						

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
1	0810	CONCRETE A	0	100	0	690.00	SF	6.50	6.50	100	2015	2015	3	96	4,306	

96018 YELLOWTAIL CT, YULEE

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

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS=[YR=2015] W21 FSP=[YR=2015] N10 W12 S10 E12 \$ W15 S36														
FGR=[YR=2015] S18 E20 N1 FOP=[YR=2015] E5 N1 W1 N8 W4 S9 \$														
N17 W20 \$ E20 S8 E4 S8 E12 N52 \$.														

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							