LOT 407
HERON ISLES #2 PB 7/218

TAYLOR JOHN H JR
96050 YELLOWTAIL CT
YULEE, FL 32097-6591

2023

37-3N-28-0740-0407-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

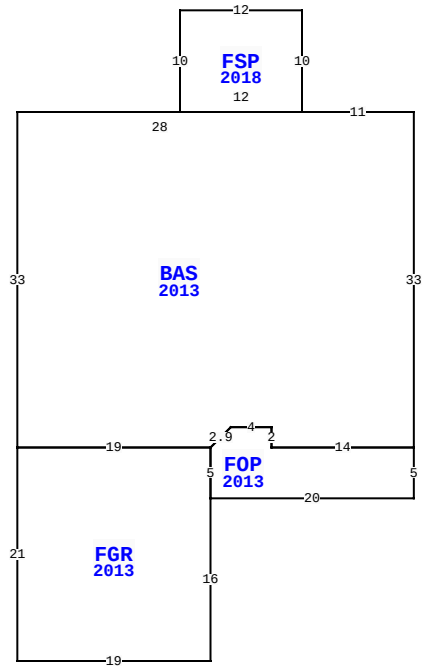
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,277	100	1,277	150,100
FGR	399	55	219	25,741
FOP	110	30	33	3,879
FSP	120	40	48	5,642
TOTALS	1,906		1,577	185,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,577	135.8742	122.63	193,388	2013	2013	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2015 Heated Area: 1277 HX Base Yr 2015



96050 YELLOWTAIL CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		185,362
TOTAL MARKET OB/XF VALUE		3,233
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		243,595
SOH/AGL Deduction		98,847
ASSESSED VALUE		144,748
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		94,748
TOTAL JUST VALUE		243,595
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327363	CO ISSUED	0	01/21/2014
P1316737	NEW CONSTR	0	08/01/2013
B1327363	NEW CONSTR	151,682	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2574/0676	6/16/2022	QC	U	I	11	100
GRANTOR: TAYLOR ASHTON						
GRANTEE: TAYLOR JOHN H JR						
1913/0283	4/11/2014	SW	Q	I	01	140,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: TAYLOR JOHN H JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W11 FSP=[YR=2018] N10 W12 S10 E12 $ W28 S33
FGR=[YR=2013] S21 E19 N16 FOP=[YR=2013] E20 N5 W14 N2 W4
D2 L2 S5 $ N5 W19 $ E19 U2 R2 E4 S2 E14 N33 $.

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	0811	CONCRETE B	0	100	0	0	596.00	SF	5.20	5.20	100	2013	2013	3	95	2,944	
2	0476	VF 6 SBPL	0	100	0	0	1.00	LF	32.00	32.00	100	2013	2013	3	87	28	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	87	261	

LAND DESCRIPTION

TOTAL OB/XF 3,233

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	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 08/07/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS