LOT 408
IN OR 1910/1187
HERON ISLES #2 PB 7/218

MCKENNA DONALD CRAY & DONNA L
96060 YELLOWTAIL CT
YULEE, FL 32097-6591

2023

37-3N-28-0740-0408-0000

BUILDING CHARACTERISTICS

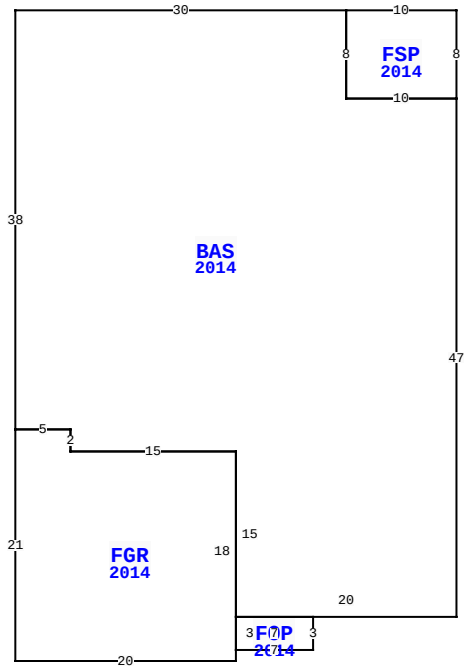
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,810	100	1,810	198,686
FGR	390	55	214	23,491
FOP	21	30	6	659
FSP	80	40	32	3,513
TOTALS	2,301		2,062	226,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,062	126.2338	113.93	234,924	2014	2014	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2015 Heated Area: 1810 HX Base Yr 2015



96060 YELLOWTAIL CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,349
TOTAL MARKET OB/XF VALUE		6,785
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		288,134
SOH/AGL Deduction		116,495
ASSESSED VALUE		171,639
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		121,639
TOTAL JUST VALUE		288,134
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327578	CO ISSUED	0	02/03/2014
P1316808	NEW CONSTR	0	08/01/2013
B1327578	NEW CONSTR	206,541	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1910/1187	3/25/2014	SW	Q	I	01	151,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MCKENNA DONALD CRAY						
1857/1596	5/16/2013	WD	U	V	30	49,200
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2014] W10 BAS=[YR=2014] W30 S38 FGR=[YR=2014] S21 E20 N1 FOP=[YR=2014] E7 N3 W7 S3 $ N18 W15 N2 W5 $ E5 S2 E15 S15 E20 N47 W10 N8 $ S8 E10 N8 $.

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	578.00	SF	5.20	5.20	100	2014	2014	3	95	2,855	
2	0476	VF 6 SBPL	0	100	0	0	138.00	LF	32.00	32.00	100	2014	2014	3	89	3,930	

LAND DESCRIPTION

TOTAL OB/XF 6,785

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