

LOT 411
IN OR 1857/1673
HERON ISLES #2 PB 7/218

MARSH JUDITH L/LANAGHAN DARCI K
96088 YELLOWTAIL CT
YULEE, FL 32097

2023

37-3N-28-0740-0411-0000



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

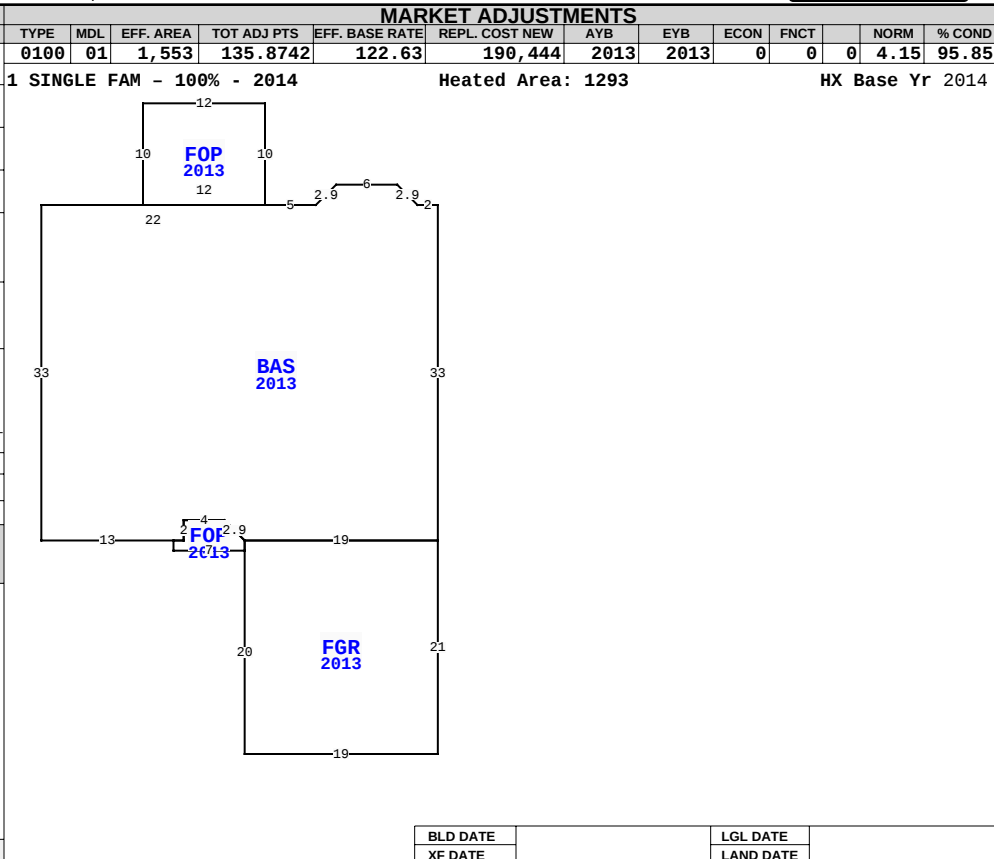
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,293	100	1,293	151,981
FGR	399	55	219	25,741
FOP	17	30	5	588
FOP	120	30	36	4,232
TOTALS	1,829		1,553	182,541

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	636.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	40.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



96088 YELLOWTAIL CT, YULEE

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

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	0811	CONCRETE B	0	100	0	0	636.00	SF	5.20	5.20	100	2013	2013	3	95	3,142	
2	0476	VF 6 SBPL	0	100	0	0	40.00	LF	32.00	32.00	100	2013	2013	3	87	1,114	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	87	261	

TOTAL OB/XF												4,517					
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
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

NASSAU COUNTY PROPERTY												PAGE 1 of 1				4
VALUATION SUMMARY												STANDARD				
VALUATION BY												Tax Group: 4				182,541
Tax Dist:												Tax Dist:				
BUILDING MARKET VALUE												182,541				
TOTAL MARKET OB/XF VALUE												4,517				
TOTAL LAND VALUE - MARKET												55,000				
TOTAL MARKET VALUE												242,058				
SOH/AGL Deduction												113,189				
ASSESSED VALUE												128,869				
TOTAL EXEMPTION VALUE												55,000				
BASE TAXABLE VALUE												73,869				
TOTAL JUST VALUE												242,058				
NCON VALUE												0				
INCOME VALUE																
PREVIOUS YEAR MKT VALUE												209,831				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226648	CO ISSUED	0	04/22/2013
M1317888	H/AC	0	02/25/2013
E1325733	ELEC OTHER	0	01/01/2013
P1216277	NEW CONSTR	0	12/01/2012
B1226648	NEW CONSTR	147,498	11/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1938/1382	9/12/2014	QC	U	I	11	100	
GRANTOR:DRH ENERGY INC							
GRANTEE:MARSH JUDITH L & LA							
1857/1673	5/14/2013	WD	Q	I	02	140,500	
GRANTOR:D R HORTON INC-JACKSO							
GRANTEE:MARSH JUDITH L & DA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2013] W2 U2 L2 W6 D2 L2 W5 FOP=[YR=2013] N10 W12 S10 E12 \$ W22 S33 E13 FOP=[YR=2013] S1 E7 FGR=[YR=2013] S20 E19 N21 W19 S1 \$ N1 U2 L2 W4 S2 W1\$ E1 N2 E4 D2 R2 E19 N33 \$.											