LOT 418
IN OR 1856/1964
HERON ISLES #2 PB 7/218

BECERRA LAUREN N
96111 YELLOWTAIL CT
YULEE, FL 32097

2023

37-3N-28-0740-0418-0000

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

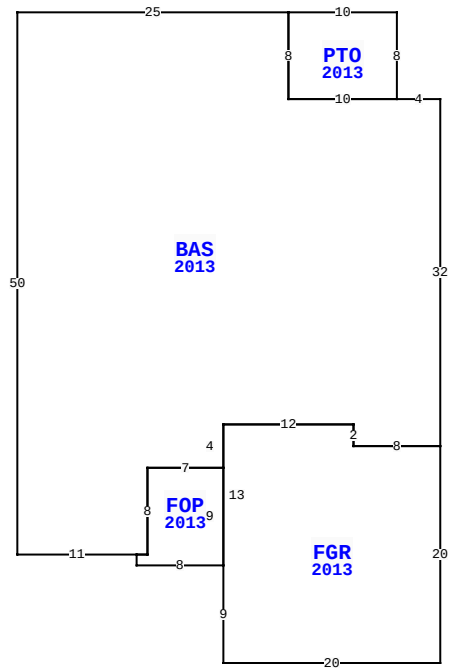
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100	1,558	176,573
FGR	424	55	233	26,407
FOP	64	30	19	2,154
PTO	80	5	4	453
TOTALS	2,126		1,814	205,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,814	131.0100	118.24	214,487	2013	2013	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2014 Heated Area: 1558 HX Base Yr 2014



96111 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		205,586
TOTAL MARKET OB/XF VALUE		2,944
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		263,530
SOH/AGL Deduction		122,841
ASSESSED VALUE		140,689
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		90,689
TOTAL JUST VALUE		263,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226686	CO ISSUED	0	04/01/2013
E1325726	ELEC OTHER	0	01/01/2013
M1317872	H/AC	0	01/01/2013
B1226686	NEW CONSTR	180,953	12/01/2012
P1216275	NEW CONSTR	0	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1856/1964	5/16/2013	WD	Q	I	01	136,400
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: BECERRA LAUREN N						
1826/0004	11/13/2012	WD	U	V	30	45,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: B S LAND INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W4 PTO=[YR=2013] N8 W10 S8 E10 $ W10 N8 W25 S50 E11 FOP=[YR=2013] S1 E8 FGR=[YR=2013] S9 E20 N20 W8 N2 W12 S13 $ N9 W7 S8 W1 $ E1 N8 E7 N4 E12 S2 E8 N32 $.

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	

LAND DESCRIPTION

TOTAL OB/XF 2,944

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