LOT 422
HERON ISLES #2 PB 7/218

MALYKH YEGOR & BLANCA
96071 YELLOWTAIL COURT
YULEE, FL 32097

2023

37-3N-28-0740-0422-0000

BUILDING CHARACTERISTICS

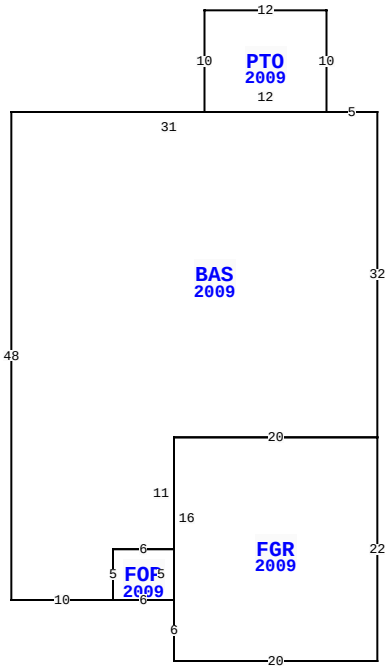
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,378	100	1,378	142,965
FGR	440	55	242	25,107
FOP	30	30	9	933
PTO	120	5	6	622
TOTALS	1,968		1,635	169,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,635	122.2980	110.37	180,455	2009	2009	0	0	0	6.00	94.00

1 SINGLE FAM – 0% - 0 Heated Area: 1378 HX Base Yr



96071 YELLOWTAIL CT, YULEE

BLD DATE	08/10/2009 RK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	169,628
TOTAL MARKET OB/XF VALUE	3,010
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	227,638
SOH/AGL Deduction	39,537
ASSESSED VALUE	188,101
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,101
TOTAL JUST VALUE	227,638
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2100719	(1) DOOR	1,100	01/22/2021
C21454	CO ISSUED	0	06/25/2009
E21304	NEW CONSTR	2,000	10/01/2008
M14227	H/AC	0	10/01/2008
E20880	ELEC OTHER	2,000	06/01/2008
P13226	OTHER	0	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2633/590	4/24/2023	WD	U	I	37	230,000
GRANTOR: SMITH SEAN S						
GRANTEE: MALYKH YEGOR & BLAN						
1629/1554	6/30/2009	WD	Q	I	01	140,000
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: SMITH SEAN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W5 PTO=[YR=2009] N10 W12 S10 E12 $ W31 S48 E10 FOP=[YR=2009] E6 FGR=[YR=2009] S6 E20 N22 W20 S16 $ N5 W6 S5 $ N5 E6 N11 E20 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	0	0	0	636.00	SF	5.20	5.20	100	2009	2009	3	91	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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	0		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