LOT 425
IN OR 1951/1498
HERON ISLES #2 PB 7/218

MILLSAP MATTHEW JOHN & KAREN L
96043 YELLOWTAIL CT
YULEE, FL 32097

2023

37-3N-28-0740-0425-0000

BUILDING CHARACTERISTICS

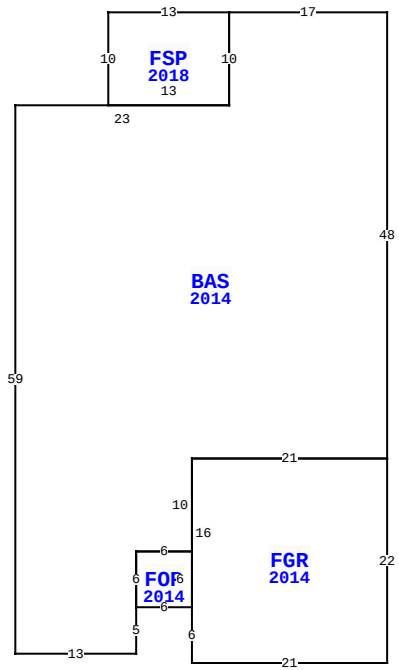
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,023	100	2,023	220,158
FGR	462	55	254	27,642
FOP	36	30	11	1,197
FSP	130	40	52	5,659
TOTALS	2,651		2,340	254,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,340	125.1558	112.95	264,303	2014	2014	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2016 Heated Area: 2023 HX Base Yr 2016



96043 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		254,656
TOTAL MARKET OB/XF VALUE		2,885
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		312,541
SOH/AGL Deduction		125,871
ASSESSED VALUE		186,670
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		131,670
TOTAL JUST VALUE		312,541
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428504	CO ISSUED	0	10/16/2014
B1428504	NEW CONSTR	249,859	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2596/1216	10/09/2022	QC	U	I	11	100
GRANTOR: MILLSAP MATTHEW JOHN						
GRANTEE: MILLSAP MATTHEW JOH						
1951/1498	12/10/2014	SW	Q	I	01	185,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MILLSAP MATTHEW JOH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 FSP=[YR=2018] W13 S10 E13 N10 $ S10 W23 S59 E13 N5 FOP=[YR=2014] E6 FGR=[YR=2014] S6 E21 N22 W21 S16 $ N6 W6 S6 $ N6 E6 N10 E21 N48 $.

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	584.00	SF	5.20	5.20	100	2014	2014	3	95	2,885	

LAND DESCRIPTION

TOTAL OB/XF 2,885

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