LOT 406
HERON ISLES #2 PB 7/218

**DEBIEN JEANGUI JULLIAN/WILSON LAKE**
96040 YELLOWTAIL COURT
YULEE, FL 32097

**2024**

**37-3N-28-0740-0406-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

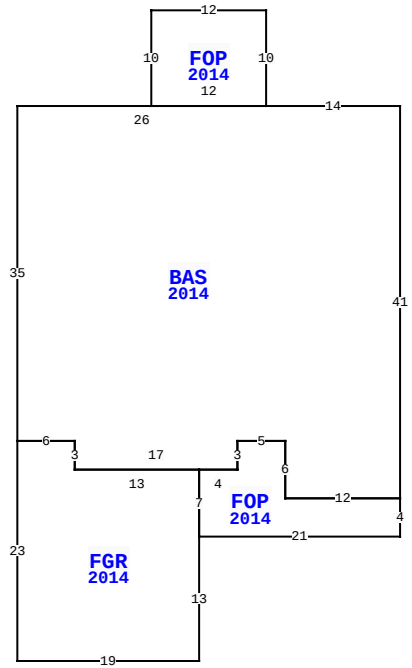
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 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 | 1,523 | 100 | 1,523 | 173,760 |
| FGR | 398 | 55 | 219 | 24,986 |
| FOP | 120 | 30 | 36 | 4,107 |
| FOP | 126 | 30 | 38 | 4,335 |
| TOTALS | 2,167 | | 1,816 | 207,187 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,816 | 125.2900 | 119.03 | 216,158 | 2014 | 2014 | 0 | 0 | 0 | 4.15 | 95.85 |

1 SINGLE FAM – 0% - 0 Heated Area: 1523 HX Base Yr




96040 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 | 207,187 |
| TOTAL MARKET OB/XF VALUE | 7,671 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 269,858 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 269,858 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 269,858 |
| TOTAL JUST VALUE | 269,858 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 260,599 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1327635 | CO ISSUED | 0 | 01/29/2014 |
| B1327635 | NEW CONSTR | 185,915 | 08/01/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2437/1272 | 2/22/2021 | WD | Q | I | 01 | 255,000 |
| GRANTOR: AGUILAR LAURA VERONIC | | | | | | |
| GRANTEE: DEBIEN JEANGUI JULL | | | | | | |
| 2276/1646 | 5/24/2019 | WD | Q | I | 01 | 205,000 |
| GRANTOR: WATSON ZACHARY A & AM | | | | | | |
| GRANTEE: AGUILAR LAURA VERON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W14 FOP=[YR=2014] N10 W12 S10 E12 $ W26 S35
FGR=[YR=2014] S23 E19 N13 FOP=[YR=2014] E21 N4 W12 N6 W5 S3
W4 S7 $ N7 W13 N3 W6 $ E6 S3 E17 N3 E5 S6 E12 N41 $.

## 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 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 620.00 | SF | 6.50 | 6.50 | 100 | 2014 | 2014 | 3 | 95 | 3,829 | |
| 2 | 0476 | VF 6 SBPL | 0 | 0 | 0 | 0 | 138.00 | LF | 32.00 | 32.00 | 100 | 2014 | 2014 | 3 | 87 | 3,842 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,671

| 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS