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

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

**2024**

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

## 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 |

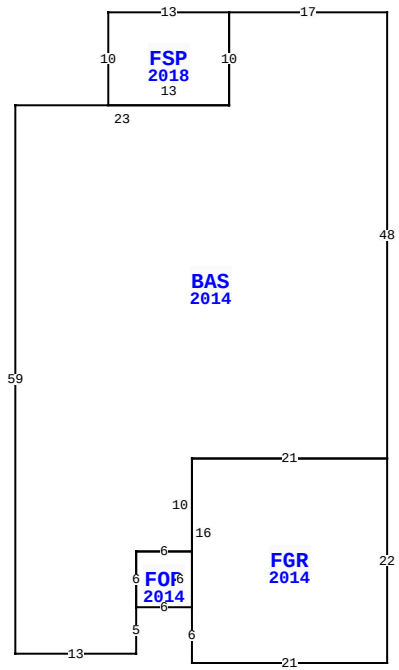
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,023 | 100 | 2,023 | 230,553 |
| FGR | 462 | 55 | 254 | 28,948 |
| FOP | 36 | 30 | 11 | 1,254 |
| FSP | 130 | 40 | 52 | 5,926 |
| TOTALS | 2,651 | | 2,340 | 266,680 |

## 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 | 118.90 | 278,226 | 2014 | 2014 | 0 | 0 | 0 | 4.15 | 95.85 |

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 | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 266,680 |
| TOTAL MARKET OB/XF VALUE | | 2,885 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 324,565 |
| SOH/AGL Deduction | | 132,295 |
| ASSESSED VALUE | | 192,270 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 137,270 |
| TOTAL JUST VALUE | | 324,565 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 312,541 |

| 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 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