LOT 428
HERON ISLES #2 PB 7/218

FALCO DONNA & RICHARD
96015 YELLOWTAIL CT
YULEE, FL 32097

2024

37-3N-28-0740-0428-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

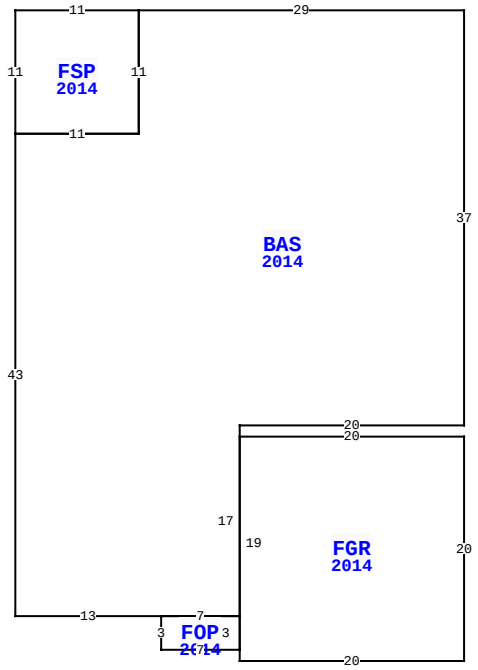
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,699	100	1,699	190,452
FGR	400	55	220	24,661
FOP	21	30	6	673
FSP	121	40	48	5,381
TOTALS	2,241		1,973	221,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,973	123.1076	116.95	230,742	2014	2014	0	0	0	4.15	95.85

1 SINGLE FAM – 0% - 2023 Heated Area: 1699 HX Base Yr



96015 YELLOWTAIL CT, YULEE

BLD DATE		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	221,166
TOTAL MARKET OB/XF VALUE	3,013
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	279,179
SOH/AGL Deduction	0
ASSESSED VALUE	279,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	279,179
TOTAL JUST VALUE	279,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328051	CO ISSUED	0	04/28/2014
P1317054	NEW CONSTR	0	12/01/2013
B1328051	NEW CONSTR	208,823	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2551/0916	3/31/2022	WD	Q	I	01	368,000
GRANTOR: CASE DEBORAH L						
GRANTEE: FALCO DONNA & RICHA						
1918/0271	5/16/2014	SW	Q	I	01	154,800
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CASE DEBORAH L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W29 FSP=[YR=2014] W11 S11 E11 N11 $ S11 W11 S43 E13 FOP=[YR=2014] S3 E7 FGR=[YR=2014] S1 E20 N20 W20 S19 $ N3 W7 $ E7 N17 E20 N37 $.

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	610.00	SF	5.20	5.20	100	2014	2014	3	95	3,013	

LAND DESCRIPTION

TOTAL OB/XF 3,013

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