LOT 403
HERON ISLES #2 PB 7/218

VELASQUEZ DORA M/KOMMA DIANA MERCEDES
96018 YELLOWTAIL COURT
YULEE, FL 32097

2025

37-3N-28-0740-0403-0000

BUILDING CHARACTERISTICS

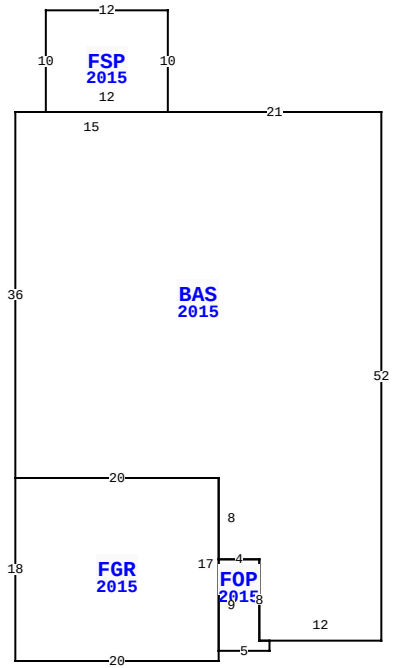
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,520	100	2015	1,520	178,210
FGR	360	55	2015	198	23,214
FOP	37	30	2015	11	1,290
FSP	120	40	2015	48	5,627
TOTALS	2,037			1,777	208,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,777	122.3250	122.32	217,363	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2016 Heated Area: 1520 HX Base Yr 2016



96018 YELLOWTAIL CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
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		208,342
TOTAL MARKET OB/XF VALUE		4,261
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		277,603
SOH/AGL Deduction		116,222
ASSESSED VALUE		161,381
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		110,659
TOTAL JUST VALUE		277,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2008736	SOLAR PANELS	27,700	10/01/2020
B1429547	CO ISSUED	0	02/18/2015
B1429547	NEW CONSTR	183,841	11/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2586/1437	8/19/2022	QC	U	I	11	100
GRANTOR: VELASQUEZ DORA M						
GRANTEE: VELASQUEZ DORA M &						
1966/0006	2/27/2015	SW	Q	I	02	148,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: VELASQUEZ DORA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W21 FSP=[YR=2015] N10 W12 S10 E12 $ W15 S36 FGR=[YR=2015] S18 E20 N1 FOP=[YR=2015] E5 N1 W1 N8 W4 S9 $ N17 W20 $ E20 S8 E4 S8 E12 N52 $.

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	100	0	0	690.00	SF	6.50	6.50	100	2015	2015	3	95	4,261	

LAND DESCRIPTION

TOTAL OB/XF 4,261

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS