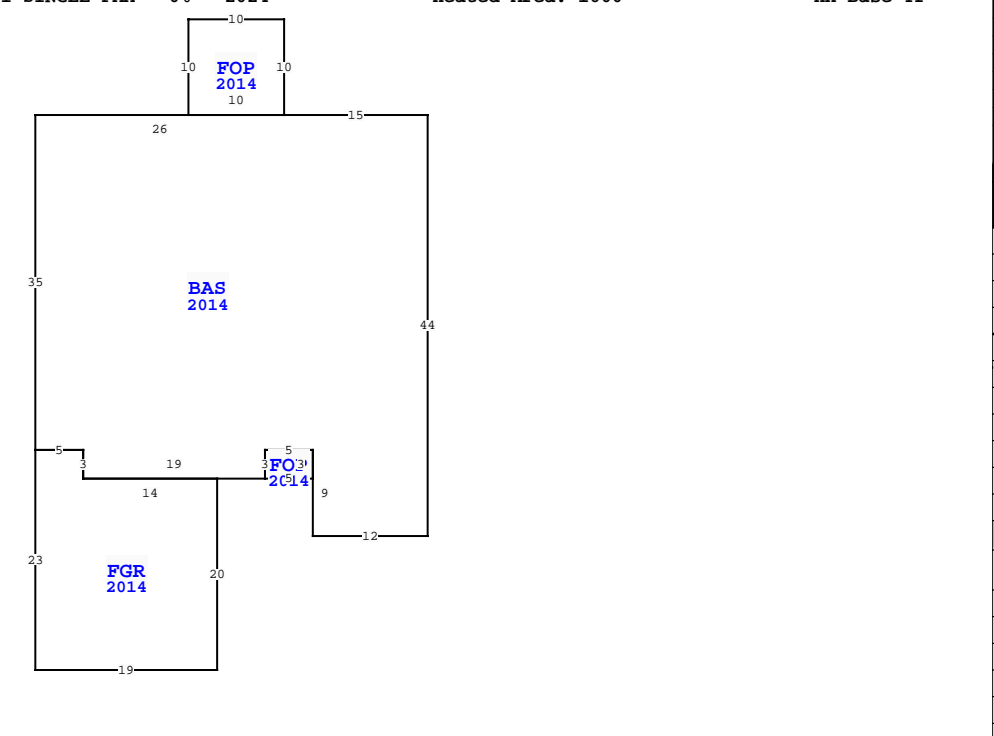




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1												



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	1,600	100	2014	1,600	180,845
FGR	395	55	2014	217	24,527
FOP	15	30	2014	4	452
FOP	100	30	2014	30	3,391
TOTALS	2,110			1,851	209,215

96022 YELLOWTAIL CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES																			
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q % COND							
1	0811	CONCRETE B	0	0	0	0		666.00	SF	5.20		5.20	100	2014	2014	3	94	3,255	

TOTAL OB/XF 3,255

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			209,215
TOTAL MARKET OB/XF VALUE			3,255
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			277,470
SOH/AGL Deduction			0
ASSESSED VALUE			277,470
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			277,470
TOTAL JUST VALUE			277,470
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			267,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429089	CO ISSUED	0	12/08/2014
B1429089	NEW CONSTR	189,566	07/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2653/610	7/11/2023	SW	U	I	11	100

GRANTOR: SFR JV-2 PROPERTY LLC
GRANTEE: SFR JV-2 2023-1 BOR
2594/1490 10/04/2022 WD Q I 01 323,000
GRANTOR: WAY KYANNE & TROY
GRANTEE: SFR JV-2 PROPERTY L

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2014] W15 FOP=[YR=2014] N10 W10 S10 E10 \$ W26 S35 FGR=[YR=2014] S23 E19 N20 W14 N3 W5 \$ E5 S3 E19 FOP=[YR=2014] E5 N3 W5 S3 \$ N3 E5 S9 E12 N44 \$.