LOT 405
HERON ISLES #2 PB 7/218

MCGEE KIMBERLY MICHELLE & ETHAN CHORD
96032 YELLOWTAIL CT
YULEE, FL 32097

2025

37-3N-28-0740-0405-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

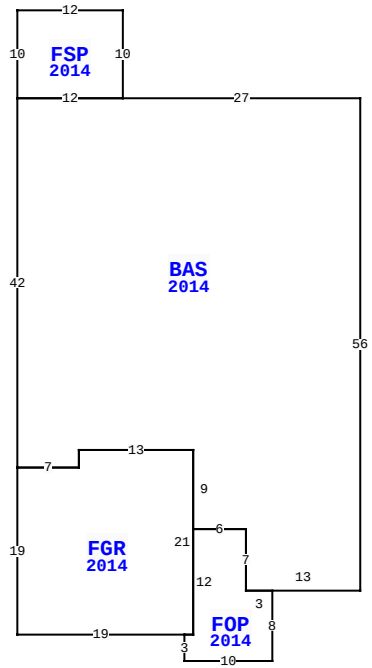
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,836	100	2014	1,836	212,736
FGR	406	55	2014	223	25,839
FOP	117	30	2014	35	4,055
FSP	120	40	2014	48	5,562
TOTALS	2,479			2,142	248,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,142	121.5249	121.52	260,296	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2022 Heated Area: 1836 HX Base Yr 2022



96032 YELLOWTAIL CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,192
TOTAL MARKET OB/XF VALUE		3,060
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		316,252
SOH/AGL Deduction		38,328
ASSESSED VALUE		277,924
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		227,202
TOTAL JUST VALUE		316,252
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428359	CO ISSUED	0	07/23/2014
B1428359	NEW CONSTR	219,878	02/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2455/0186	4/22/2021	WD	Q	I	01	265,000
GRANTOR: MONAHAN KAITLIN & CHR						
GRANTEE: MCGEE KIMBERLY MICH						
2256/1085	1/15/2019	SW	Q	I	01	206,000
GRANTOR: ROUNDPOINT MORTGAGE S						
GRANTEE: MONAHAN KAITLIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W27 FSP=[YR=2014] N10 W12 S10 E12 $ W12 S42
FGR=[YR=2014] S19 E19 FOP=[YR=2014] S3 E10 N8 W3 N7 W6 S12
W1 $ E1 N21 W13 S2 W7 $ E7 N2 E13 S9 E6 S7 E13 N56 $.

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	626.00	SF	5.20	5.20	100	2014	2014	3	94	3,060	

LAND DESCRIPTION

TOTAL OB/XF 3,060

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