LOT 406
HERON ISLES #2 PB 7/218

DEBIEN JEANGUI JULLIAN/WILSON LAKE
96040 YELLOWTAIL COURT
YULEE, FL 32097

2025

37-3N-28-0740-0406-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

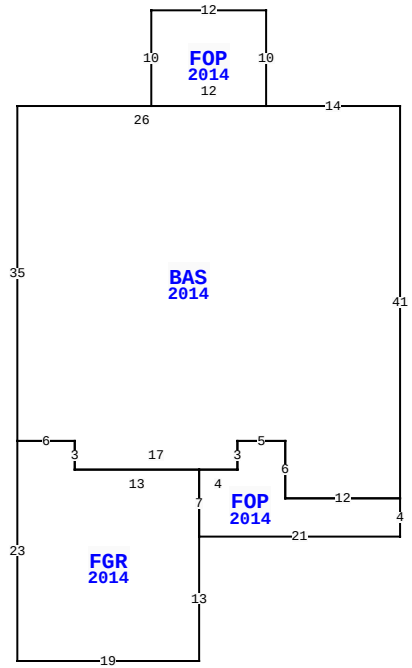
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,523	100	2014	1,523	173,681
FGR	398	55	2014	219	24,974
FOP	120	30	2014	36	4,106
FOP	126	30	2014	38	4,334
TOTALS	2,167			1,816	207,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,816	119.5950	119.60	217,194	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 0% - 0 Heated Area: 1523 HX Base Yr



96040 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	207,094
TOTAL MARKET OB/XF VALUE	7,542
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	279,636
SOH/AGL Deduction	0
ASSESSED VALUE	279,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	279,636
TOTAL JUST VALUE	279,636
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327635	CO ISSUED	0	01/29/2014
B1327635	NEW CONSTR	185,915	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2437/1272	2/22/2021	WD	Q	I	01	255,000
GRANTOR: AGUILAR LAURA VERONIC						
GRANTEE: DEBIEN JEANGUI JULL						
2276/1646	5/24/2019	WD	Q	I	01	205,000
GRANTOR: WATSON ZACHARY A & AM						
GRANTEE: AGUILAR LAURA VERON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W14 FOP=[YR=2014] N10 W12 S10 E12 $ W26 S35
FGR=[YR=2014] S23 E19 N13 FOP=[YR=2014] E21 N4 W12 N6 W5 S3
W4 S7 $ N7 W13 N3 W6 $ E6 S3 E17 N3 E5 S6 E12 N41 $.

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	0	0	0	620.00	SF	6.50	6.50	100	2014	2014	3	94	3,788	
2	0476	VF 6 SBPL	0	0	0	0	138.00	LF	32.00	32.00	100	2014	2014	3	85	3,754	

LAND DESCRIPTION

TOTAL OB/XF 7,542

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	0		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