LOT 409
HERON ISLES #2 PB 7/218

FRYE COLBY M & SYDNEE A
96070 YELLOWTAIL CT
YULEE, FL 32097

2025

37-3N-28-0740-0409-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

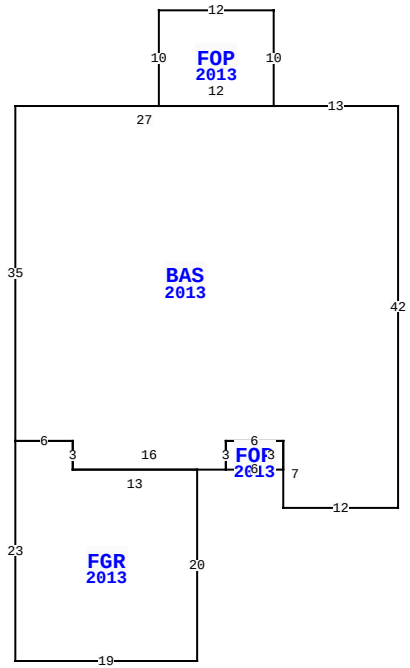
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,532	100	2013	1,532	173,791
FGR	398	55	2013	219	24,843
FOP	18	30	2013	5	567
FOP	120	30	2013	36	4,084
TOTALS	2,068			1,792	203,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,792	119.5950	119.60	214,323	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 0% - 0 Heated Area: 1532 HX Base Yr



96070 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	203,285
TOTAL MARKET OB/XF VALUE	2,998
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	271,283
SOH/AGL Deduction	19,522
ASSESSED VALUE	251,761
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,761
TOTAL JUST VALUE	271,283
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326998	CO ISSUED	0	08/14/2013
B1326998	NEW CONSTR	0	03/01/2013
P1316475	NEW CONSTR	0	03/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2350/0916	3/27/2020	WD	Q	I	01	224,000
GRANTOR: RICKS DEJA & MALIK						
GRANTEE: FRYE COLBY M & SYDN						
2053/0904	6/17/2016	WD	Q	I	01	179,000
GRANTOR: SMITH GALE						
GRANTEE: LONG DEJA & MALIK R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W13 FOP=[YR=2013] N10 W12 S10 E12 $ W27 S35
FGR=[YR=2013] S23 E19 N20 W13 N3 W6 $ E6 S3 E16
FOP=[YR=2013] E6 N3 W6 S3 $ N3 E6 S7 E12 N42 $.

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	620.00	SF	5.20	5.20	100	2013	2013	3	93	2,998	

LAND DESCRIPTION

TOTAL OB/XF 2,998

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