LOT 410
IN OR 1871/340
HERON ISLES #2 PB 7/218

BARR JASON
96078 YELLOW TAIL CT
YULEE, FL 32097

2025

37-3N-28-0740-0410-0000

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	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

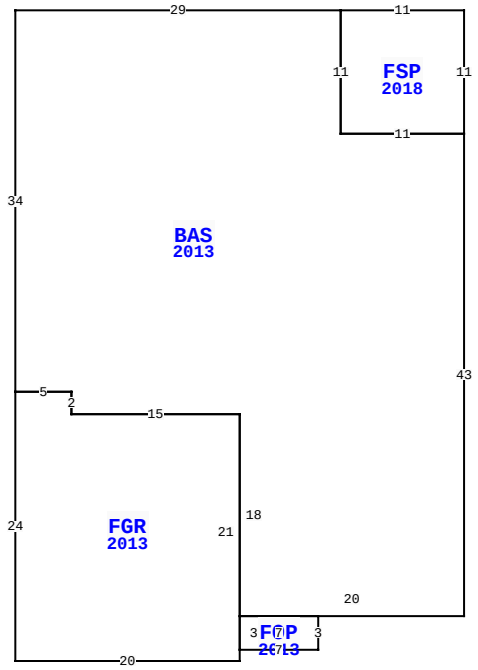
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,669	100	2013	1,669	183,903
FGR	450	55	2013	248	27,326
FOP	21	30	2013	6	661
FSP	121	40	2018	48	5,289
TOTALS	2,261			1,971	217,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,971	116.1741	116.17	228,971	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 0% - 0 Heated Area: 1669 HX Base Yr



96078 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	217,179
TOTAL MARKET OB/XF VALUE	2,853
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	285,032
SOH/AGL Deduction	20,306
ASSESSED VALUE	264,726
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	264,726
TOTAL JUST VALUE	285,032
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326997	CO ISSUED	0	07/29/2013
B1326997	NEW CONSTR	0	03/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1871/0340	7/31/2013	SW	Q	I	01	158,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BARR JASON						
1836/0429	1/17/2013	WD	U	V	30	24,600
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W11 BAS=[YR=2013] W29 S34 FGR=[YR=2013] S24 E20 N1 FOP=[YR=2013] E7 N3 W7 S3 $ N21 W15 N2 W5 $ E5 S2 E15 S18 E20 N43 W11 N11 $ S11 E11 N11 $.

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	590.00	SF	5.20	5.20	100	2013	2013	3	93	2,853	

LAND DESCRIPTION

TOTAL OB/XF 2,853

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