LOT 411
IN OR 1857/1673
HERON ISLES #2 PB 7/218

MARSH JUDITH L/LANAGHAN DARCI K
96088 YELLOWTAIL CT
YULEE, FL 32097

2025

37-3N-28-0740-0411-0000

BUILDING CHARACTERISTICS

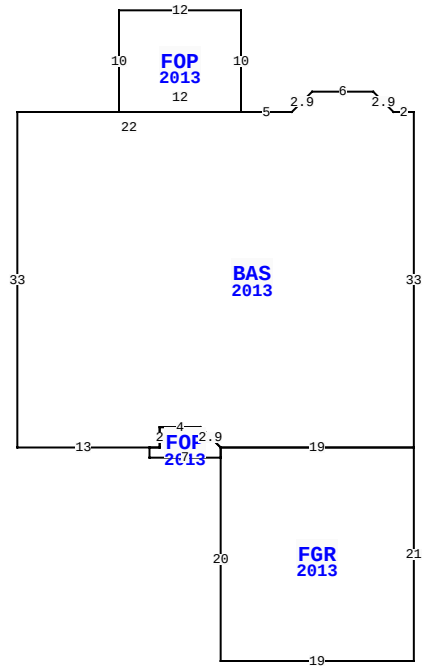
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,293	100	2013	1,293	159,065
FGR	399	55	2013	219	26,941
FOP	17	30	2013	5	616
FOP	120	30	2013	36	4,429
TOTALS	1,829			1,553	191,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,553	129.6981	129.70	201,424	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2014 Heated Area: 1293 HX Base Yr 2014



96088 YELLOWTAIL CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		191,051
TOTAL MARKET OB/XF VALUE		4,387
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		260,438
SOH/AGL Deduction		123,854
ASSESSED VALUE		136,584
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		80,862
TOTAL JUST VALUE		260,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226648	CO ISSUED	0	04/22/2013
M1317888	H/AC	0	02/25/2013
E1325733	ELEC OTHER	0	01/01/2013
P1216277	NEW CONSTR	0	12/01/2012
B1226648	NEW CONSTR	147,498	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1938/1382	9/12/2014	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: MARSH JUDITH L & LA						
1857/1673	5/14/2013	WD	Q	I	02	140,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MARSH JUDITH L & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W2 U2 L2 W6 D2 L2 W5 FOP=[YR=2013] N10 W12 S10 E12 $ W22 S33 E13 FOP=[YR=2013] S1 E7 FGR=[YR=2013] S20 E19 N21 W19 S1 $ N1 U2 L2 W4 S2 W1$ E1 N2 E4 D2 R2 E19 N33 $.

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	636.00	SF	5.20	5.20	100	2013	2013	3	93	3,076	
2	0476	VF 6 SBPL	0	100	0	0	40.00	LF	32.00	32.00	100	2013	2013	3	83	1,062	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	83	249	

LAND DESCRIPTION

TOTAL OB/XF 4,387

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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS