LOT 413
IN OR 2142/932
HERON ISLES #2 PB 7/218

LABOSSIER JANE M
96106 YELLOWTAIL COURT
YULEE, FL 32097

2025

37-3N-28-0740-0413-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

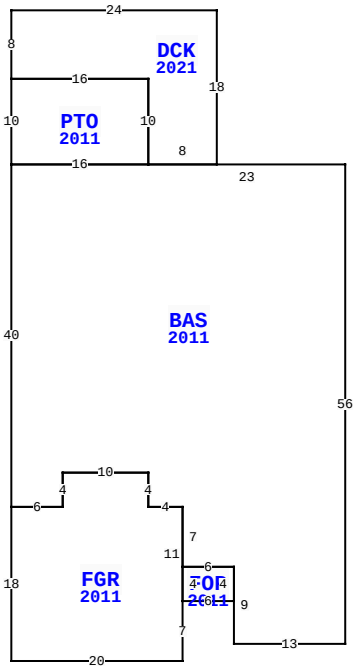
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100	2011	1,770	201,471
DCK	272	10	2021	27	3,073
FGR	400	55	2011	220	25,041
FOP	24	30	2011	7	797
PTO	160	5	2011	8	911
TOTALS	2,626			2,032	231,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,032	121.2162	121.22	246,319	2011	2011	0	0	0	6.10	93.90

1 SINGLE FAM – 100% - 2018 Heated Area: 1770 HX Base Yr 2018



96106 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		231,294
TOTAL MARKET OB/XF VALUE		3,047
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		299,341
SOH/AGL Deduction		121,138
ASSESSED VALUE		178,203
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,481
TOTAL JUST VALUE		299,341
NCON VALUE		3,074
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24569	CO ISSUED	0	07/12/2011
M16158	H/AC	0	05/01/2011
B24569	NEW CONSTR	195,708	04/01/2011
E23381	NEW CONSTR	0	04/01/2011
P14726	NEW CONSTR	0	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2142/0932	8/25/2017	WD	Q	I	02	190,600
GRANTOR: RAGSDALE DAVID W & TA						
GRANTEE: LABOSSIER JANE M						
2004/1371	9/21/2015	WD	Q	I	01	176,000
GRANTOR: POKINES SHANE WILLIAM						
GRANTEE: RAGSDALE DAVID W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011;ORIG=0,0] W23 W16 S40 E6 N4 E10 S4 E4 S7 E6 S9 E13 N56 $
FGR=[YR=2011;ORIG=-39,40] S18 E20 N7 W11 W4 N4 W10 S4 W6 $
PTO=[YR=2011;ORIG=-23,0] N10 W16 S10 E16 $
FOP=[YR=2011;ORIG=-19,51] E6 N4 W6 S4 $
DCK=[YR=2021;ORIG=-39,-10] E16 S10 E8 N18 W24 S8 $
.

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	644.00	SF	5.20	5.20	100	2011	2011	3	91	3,047	

LAND DESCRIPTION

TOTAL OB/XF 3,047

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	000134	C	RES POND	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