LOT 414
IN OR 2158/1209
HERON ISLES #2 PB 7/218

CRIBB CARLA
96126 YELLOWTAIL COURT
YULEE, FL 32041-0818

2025

37-3N-28-0740-0414-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

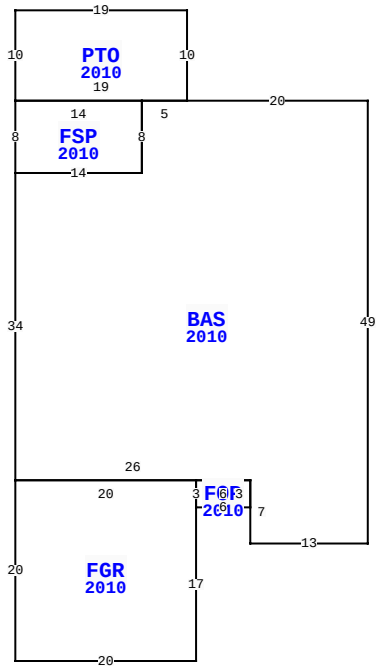
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,617	100	2010	1,617	172,094
FGR	400	55	2010	220	23,414
FOP	18	30	2010	5	532
FSP	112	40	2010	45	4,789
PTO	190	5	2010	10	1,064
TOTALS	2,337			1,897	201,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,897	114.0132	114.01	216,277	2010	2010	0	0	0	6.65	93.35

1 SINGLE FAM – 100% - 2018 Heated Area: 1617 HX Base Yr 2018



96126 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		201,895
TOTAL MARKET OB/XF VALUE		8,164
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		275,059
SOH/AGL Deduction		103,191
ASSESSED VALUE		171,868
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		121,146
TOTAL JUST VALUE		275,059
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23427	CO ISSUED	0	06/09/2010
M15225	MECH OTHER	0	04/01/2010
E22593	ELEC OTHER	0	04/01/2010
B23427	NEW CONSTR	208,046	03/01/2010
P14211	OTHER	0	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2158/1209	11/17/2017	WD	Q	I	02	189,000
GRANTOR: BABIKAN ROBERT W & WI						
GRANTEE: CRIBB CARLA						
1682/0704	6/11/2010	WD	Q	I	01	157,300
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: BABIKAN ROBERT W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W20 PTO=[YR=2010] N10 W19 S10 FSP=[YR=2010] S8 E14 N8 W14 $ E19 $ W5 S8 W14 S34 FGR=[YR=2010] S20 E20 N17 FOP=[YR=2010] E6 N3 W6 S3 $ N3 W20 $ E26 S7 E13 N49 $.

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	891.00	SF	5.20	5.20	100	2010	2010	3	90	4,170	
2	0476	VF 6 SBPL	0	100	0	0	138.00	LF	32.00	32.00	100	2010	2010	3	76	3,356	
3	0479	VF PICKET	0	100	0	0	54.00	LF	10.00	10.00	100	2010	2010	3	76	410	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	76	228	

LAND DESCRIPTION

TOTAL OB/XF 8,164

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	0003	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