LOT 416
IN OR 1879/214
HERON ISLES #2 PB 7/218

LUCAS CHARLES A JR
96129 YELLOW TAIL CT
YULEE, FL 32097

2025

37-3N-28-0740-0416-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

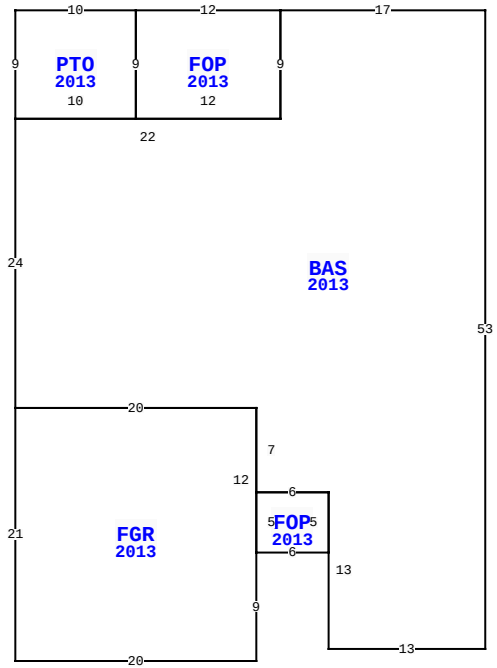
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,391	100	2013	1,391	160,567
FGR	420	55	2013	231	26,665
FOP	30	30	2013	9	1,039
FOP	108	30	2013	32	3,693
PTO	90	5	2013	4	462
TOTALS	2,039			1,667	192,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,667	121.6950	121.70	202,874	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2014 Heated Area: 1391 HX Base Yr 2014



96129 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		192,426
TOTAL MARKET OB/XF VALUE		4,198
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		261,624
SOH/AGL Deduction		124,499
ASSESSED VALUE		137,125
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,403
TOTAL JUST VALUE		261,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326954	CO ISSUED	0	06/27/2013
B1326954	NEW CONSTR	0	03/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1879/0214	8/16/2013	WD	U	I	11	100
GRANTOR: BS LAND INVESTMENTS I						
GRANTEE: LUCAS CHARLES A JR						
1873/1820	8/16/2013	WD	Q	I	01	132,900
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: LUCAS CHARLES A JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W17 FOP=[YR=2013] W12 PTO=[YR=2013] W10 S9 E10 N9 $ S9 E12 N9 $ S9 W22 S24 FGR=[YR=2013] S21 E20 N9 FOP=[YR=2013] E6 N5 W6 S5 $ N12 W20 $ E20 S7 E6 S13 E13 N53 $.

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	868.00	SF	5.20	5.20	100	2013	2013	3	93	4,198	

LAND DESCRIPTION

TOTAL OB/XF 4,198

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 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