LOT 418
HERON ISLES #2 PB 7/218

BECERRA LAUREN N L/E/
96111 YELLOWTAIL CT
YULEE, FL 32097

2025

37-3N-28-0740-0418-0000

BUILDING CHARACTERISTICS

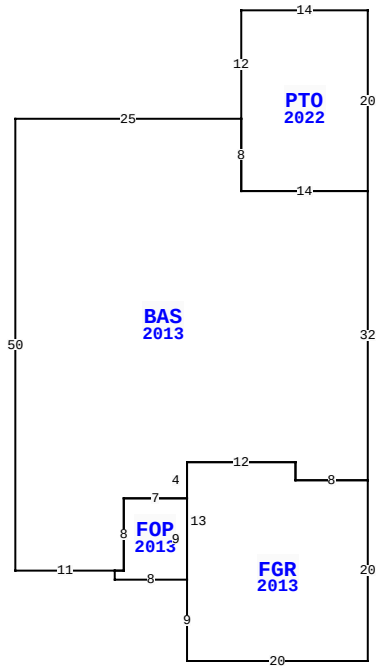
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,558	100	2013	1,558	184,809
FGR	424	55	2013	233	27,638
FOP	64	30	2013	19	2,254
PTO	280	5	2022	14	1,661
TOTALS	2,326			1,824	216,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,824	125.0550	125.06	228,109	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2014 Heated Area: 1558 HX Base Yr 2014



96111 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		216,361
TOTAL MARKET OB/XF VALUE		2,882
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		284,243
SOH/AGL Deduction		133,723
ASSESSED VALUE		150,520
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,798
TOTAL JUST VALUE		284,243
NCON VALUE		1,659
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226686	CO ISSUED	0	04/01/2013
E1325726	ELEC OTHER	0	01/01/2013
M1317872	H/AC	0	01/01/2013
B1226686	NEW CONSTR	180,953	12/01/2012
P1216275	NEW CONSTR	0	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2719/630	6/12/2024	LE	U	I	11	100
GRANTOR: BECERRA LAUREN N						
GRANTEE: EVANS BRETT						
1856/1964	5/16/2013	WD	Q	I	01	136,400
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: BECERRA LAUREN N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=0,0] W14 N8 W25 S50 E11 E1 N8 E7 N4 E12 S2 E8 N32 $
FGR=[YR=2013;ORIG=-20,43] S9 E20 N20 W8 N2 W12 S13 $
FOP=[YR=2013;ORIG=-28,42] S1 E8 N9 W7 S8 W1 $
PTO=[YR=2022;ORIG=0,0] W14 N8 N12 E14 S20 $
.

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	596.00	SF	5.20	5.20	100	2013	2013	3	93	2,882	

LAND DESCRIPTION

TOTAL OB/XF 2,882

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