LOT 419
IN OR 1933/407
HERON ISLES #2 PB 7/218

REYES MARIA OLIVIA
96101 YELLOWTAIL CT
YULEE, FL 32097

2025

37-3N-28-0740-0419-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

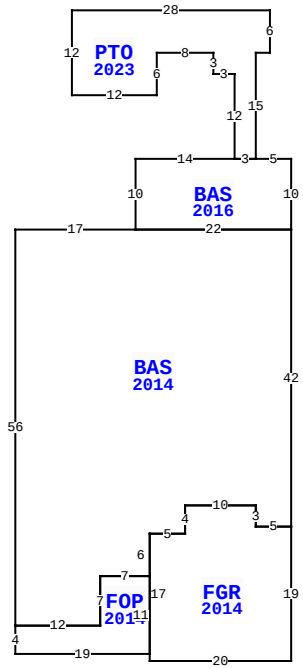
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100	2014	1,830	222,650
BAS	220	100	2016	220	26,767
FGR	405	55	2014	223	27,132
FOP	125	30	2014	38	4,624
PTO	294	5	2023	15	1,825
TOTALS	2,874			2,326	282,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,326	127.5960	127.60	296,798	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2015 Heated Area: 2050 HX Base Yr 2015



96101 YELLOWTAIL CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		282,997
TOTAL MARKET OB/XF VALUE		5,800
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		353,797
SOH/AGL Deduction		143,753
ASSESSED VALUE		210,044
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		154,322
TOTAL JUST VALUE		353,797
NCON VALUE		1,825
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531337	ADDITION	19,172	10/01/2015
B1428451	CO ISSUED	0	07/30/2014
B1428451	NEW CONSTR	219,878	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1933/0407	7/31/2014	SW	Q	I	01	187,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: REYES MARIA OLIVIA						
1871/1725	7/26/2013	SW	U	V	30	394,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=-22,10] W17 S56 E12 N7 E7 N6 E5 N4 E10 S3 E5 N42 W22 $
FGR=[YR=2014;ORIG=-20,70] S1 E20 N19 W5 N3 W10 S4 W5 S17 $
BAS=[YR=2016;ORIG=0,0] W5 W3 W14 S10 E22 N10 $
FOP=[YR=2014;ORIG=-39,66] S4 E19 N11 W7 S7 W12 $
PTO=[YR=2023;ORIG=-8,0] E3 N15 E2 N6 W28 S12 E12 N6 E8 S3 E3 S12 $
.

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	578.00	SF	5.20	5.20	100	2014	2014	3	94	2,825	
2	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00	32.00	100	2014	2014	3	85	2,720	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	85	255	

LAND DESCRIPTION

TOTAL OB/XF 5,800

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