LOT 422
HERON ISLES #2 PB 7/218

MALYKH YEGOR & BLANCA
96071 YELLOWTAIL COURT
YULEE, FL 32097

2025

37-3N-28-0740-0422-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

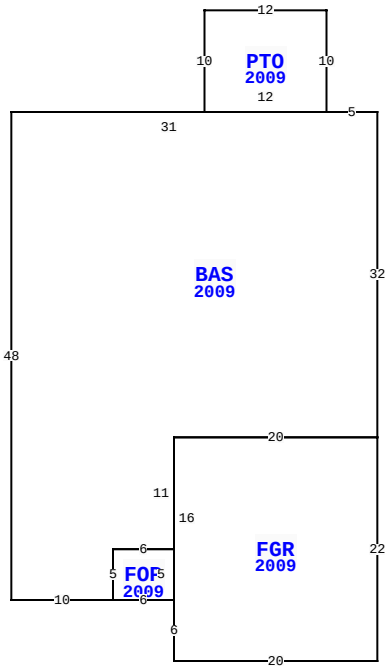
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,378	100	2009	1,378	149,607
FGR	440	55	2009	242	26,273
FOP	30	30	2009	9	977
PTO	120	5	2009	6	651
TOTALS	1,968			1,635	177,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,635	116.7390	116.74	190,870	2009	2009	0	0	0	7.00	93.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1378 HX Base Yr



96071 YELLOWTAIL CT, YULEE

BLD DATE	08/10/2009 RK	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	177,509
TOTAL MARKET OB/XF VALUE	2,943
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	245,452
SOH/AGL Deduction	0
ASSESSED VALUE	245,452
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,452
TOTAL JUST VALUE	245,452
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2100719	(1) DOOR	1,100	01/22/2021
C21454	CO ISSUED	0	06/25/2009
E21304	NEW CONSTR	2,000	10/01/2008
M14227	H/AC	0	10/01/2008
E20880	ELEC OTHER	2,000	06/01/2008
P13226	OTHER	0	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2633/590	4/24/2023	WD	U	I	37	230,000
GRANTOR: SMITH SEAN S						
GRANTEE: MALYKH YEGOR & BLAN						
1629/1554	6/30/2009	WD	Q	I	01	140,000
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: SMITH SEAN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W5 PTO=[YR=2009] N10 W12 S10 E12 $ W31 S48 E10 FOP=[YR=2009] E6 FGR=[YR=2009] S6 E20 N22 W20 S16 $ N5 W6 S5 $ N5 E6 N11 E20 N32 $.

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	0	0	0	636.00	SF	5.20	5.20	100	2009	2009	3	89	2,943	

LAND DESCRIPTION

TOTAL OB/XF 2,943

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	0		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