LOT 424
HERON ISLES #2 PB 7/218

GRUBER SCOTT ERIC & VICKI TANIA
96053 YELLOWTAIL CT
YULEE, FL 32097

2025

37-3N-28-0740-0424-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

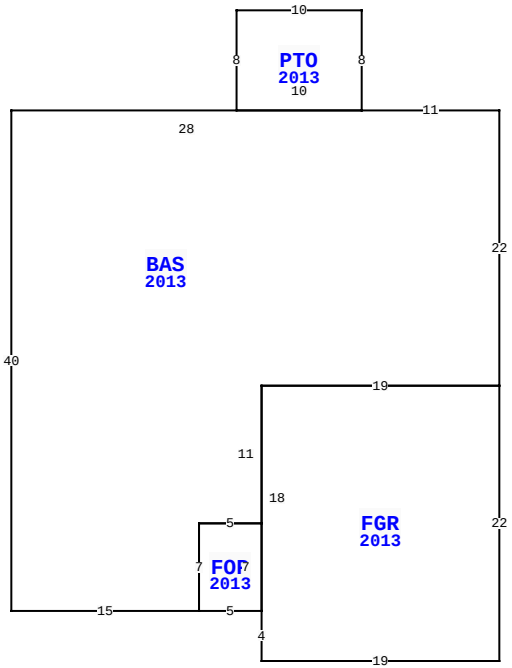
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,183	100	2013	1,183	139,687
FGR	418	55	2013	230	27,158
FOP	35	30	2013	10	1,181
PTO	80	5	2013	4	472
TOTALS	1,716			1,427	168,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,427	124.4880	124.49	177,647	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2014 Heated Area: 1183 HX Base Yr 2014



96053 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		168,498
TOTAL MARKET OB/XF VALUE		2,882
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		236,380
SOH/AGL Deduction		113,683
ASSESSED VALUE		122,697
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,975
TOTAL JUST VALUE		236,380
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007340	SWIM POOL	2,500	08/01/2022
B1327288	CO ISSUED	0	10/14/2013
M1318557	H/AC	0	07/01/2013
B1327288	NEW CONSTR	146,675	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2580/0101	7/25/2022	QC	U	I	11	87,100
GRANTOR: WILSON VICKI N/K/A VI						
GRANTEE: GRUBER SCOTT ERIC &						
1887/1788	10/29/2013	WD	Q	I	02	118,900
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: WILSON VICKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W11 PTO=[YR=2013] N8 W10 S8 E10 $ W28 S40 E15
FOP=[YR=2013] E5 FGR=[YR=2013] S4 E19 N22 W19 S18 $ N7 W5
S7 $ N7 E5 N11 E19 N22 $.

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 11/14/2022 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS