

BHKN IV LLC
13361 ATLANTIC BLVD
JACKSONVILLE, FL 32225

2025



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

10

ABOVE AVG 70

Exterior Wall

16

WD FR STUC 30

Roof Structure

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 Stories Units

02

WOOD FRAME 100
1. 100
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

1,568

100

2013

1,568

174,306

FGR

414

55

2013

228

25,346

FOP

64

30

2013

19

2,112

FSP

112

40

2013

45

5,002

TOTALS

2,158

1,860

206,765

CD

CONSTRUCTION

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,860

117.2031

117.20

217,992

2013

2013

0

0

5.15

94.85

1 SINGLE FAM - 0% - 2023

Heated Area: 1568

HX Base Yr

25

14

8

8

14

33

50

11

8

9

4

12

3

6

19

20

9

8

7

2

9

BAS

2013

FOP

2013

FGR

2013

FSP

2013

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/13/2025

MLU

EXTRA FEATURES

96033 YELLOWTAIL CT, YULEE

L N

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

768.00

SF

5.20

5.20

100

2013

2013

3

93

3,714

2

0500

FP-PRE FAB

0

0

0

0

1.00

UT

3,500.00

3,500.00

100

2013

2013

3

95

3,325

TOTAL OB/XF

7,039

LAND DESCRIPTION

TOTAL OB/XF

7,039

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

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NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

206,765

TOTAL MARKET OB/XF VALUE

7,039

TOTAL LAND VALUE - MARKET

65,000

TOTAL MARKET VALUE

278,804

SOH/AGL Deduction

0

ASSESSED VALUE

278,804

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

278,804

TOTAL JUST VALUE

278,804

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

268,976

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

2581/1586

7/20/2022

SW

U

I

11

100

GRANTOR: FIN HOMES LLC

GRANTEE: BHKN IV LLC

2527/1947

1/03/2022

WD

U

I

37

220,000

GRANTOR: ROSOWSKI DAVID & CYND

GRANTEE: FIN HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W14 BAS=[YR=2013] W25 S50 E11 FOP=[YR=2013]
S1 E8 FGR=[YR=2013] S9 E20 N19 W6 N3 W12 S4 W2 S9 \$ N9 W7 S8
W1 \$ E1 N8 E9 N4 E12 S3 E6 N33 W14 N8 \$ S8 E14 N8 \$.