LOT 427
HERON ISLES #2 PB 7/218

GIBBONS TABITHA
96025 YELLOWTAIL CT
YULEE, FL 32097

2025

37-3N-28-0740-0427-0000

BUILDING CHARACTERISTICS

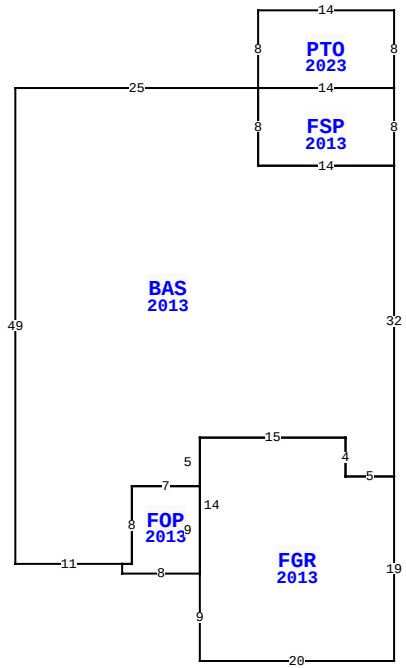
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,503	100	2013	1,503	167,650
FGR	440	55	2013	242	26,993
FOP	64	30	2013	19	2,119
FSP	112	40	2013	45	5,019
PTO	112	5	2023	6	670
TOTALS	2,231			1,815	202,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,815	117.6000	117.60	213,444	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2023 Heated Area: 1503 HX Base Yr 2023



96025 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		202,452
TOTAL MARKET OB/XF VALUE		2,655
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		270,107
SOH/AGL Deduction		53,716
ASSESSED VALUE		216,391
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		165,669
TOTAL JUST VALUE		270,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327286	CO ISSUED	0	10/25/2013
M1318556	H/AC	0	07/01/2013
B1327286	NEW CONSTR	186,005	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2570/1638	6/08/2022	WD	Q	I	01	358,300
GRANTOR: PARK HYUN JIN						
GRANTEE: GIBBONS TABITHA						
2379/0101	7/23/2020	WD	Q	I	01	220,000
GRANTOR: SOFGE JONATHAN J & SE						
GRANTEE: PARK HYUN JIN						

BUILDING NOTES

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	549.00	SF	5.20	5.20	100	2013	2013	3	93	2,655	

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=-14,0] W25 S49 E11 E1 N8 E7 N5 E15 S4 E5 N32 W14 N8 $
FGR=[YR=2013;ORIG=-20,50] S9 E20 N19 W5 N4 W15 S14 $
FSP=[YR=2013;ORIG=0,0] W14 S8 E14 N8 $
FOP=[YR=2013;ORIG=-28,49] S1 E8 N9 W7 S8 W1 $
PTO=[YR=2023;ORIG=-14,0] E14 N8 W14 S8 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,655

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