LOT 407
HERON ISLES #2 PB 7/218

TAYLOR JOHN H JR
96050 YELLOWTAIL CT
YULEE, FL 32097-6591

2026

37-3N-28-0740-0407-0000

BUILDING CHARACTERISTICS

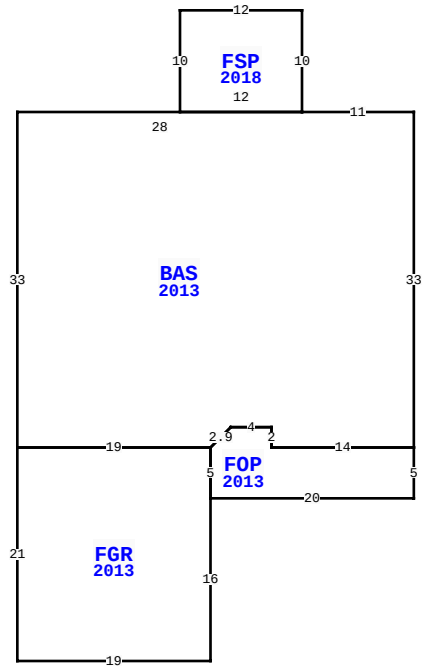
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,277	100	2013	1,277	156,269
FGR	399	55	2013	219	26,799
FOP	110	30	2013	33	4,038
FSP	120	40	2018	48	5,874
TOTALS	1,906			1,577	192,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,577	123.5220	129.70	204,537	2013	2013	0	0	0	5.65	94.35

1 SINGLE FAM 100% - 2015 Heated Area: 1277 HX Base Yr 2015



96050 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		192,981
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		257,981
SOH/AGL Deduction		100,425
ASSESSED VALUE		157,556
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		106,145
TOTAL JUST VALUE		257,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327363	CO ISSUED	0	01/21/2014
P1316737	NEW CONSTR	0	08/01/2013
B1327363	NEW CONSTR	151,682	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2574/0676	6/16/2022	QC	U	I	11	100
GRANTOR: TAYLOR ASHTON						
GRANTEE: TAYLOR JOHN H JR						
1913/0283	4/11/2014	SW	Q	I	01	140,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: TAYLOR JOHN H JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W11 FSP=[YR=2018] N10 W12 S10 E12 $ W28 S33
FGR=[YR=2013] S21 E19 N16 FOP=[YR=2013] E20 N5 W14 N2 W4
D2 L2 S5 $ N5 W19 $ E19 U2 R2 E4 S2 E14 N33 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS