

SPENCE DANIEL BARRY & BEVERLY KAY
96060 YELLOWTAIL CT
YULEE, FL 32097

37-3N-28-0740-0408-0000

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 Stories

02

WOOD FRAME 100

Units

1.

1. 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

1,810

100

2014

1,810

206,873

FGR

390

55

2014

214

24,459

FOP

21

30

2014

6

686

FSP

80

40

2014

32

3,657

TOTALS

2,301

2,062

235,675

EXTRA FEATURES

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

LAND DESCRIPTION

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

REVIEW DATE

01/01/2023

BY

CD

Total Acres:

0.00

Total Land Value:

65,000

Market:

0

Agricultural:

0

Common:

65,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,062

114.7580

120.50

248,471

2014

2014

0

0

5.15

94.85

1 SINGLE FAM

100% - 2026

Heated Area: 1810

HX Base Yr 2026

30

10

8

8

10

47

15

18

20

3

20

21

2

5

38

BAS

2014

FGR

2014

FOP

2014

FSP

2014

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/13/2025

MLU

96060 YELLOWTAIL CT, YULEE

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

235,675

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

65,000

TOTAL MARKET VALUE

300,675

SOH/AGL Deduction

70,344

ASSESSED VALUE

230,331

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

178,920

TOTAL JUST VALUE

300,675

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

308,496

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2833/724

11/21/2025

WD Q

I

01

330,000

GRANTOR:MCKENNA DONNA L

GRANTEE:SPENCE DANIEL BARRY

1910/1187

3/25/2014

SW Q

I

01

151,200

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:MCKENNA DONALD CRAY

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2014] W10 BAS=[YR=2014] W30 S38 FGR=[YR=2014] S21 E20 N1 FOP=[YR=2014] E7 N3 W7 S3 \$ N18 W15 N2 W5 \$ E5 S2 E15 S15 E20 N47 W10 N8 \$ S8 E10 N8 \$.