LOT 410
IN OR 1871/340
HERON ISLES #2 PB 7/218

BARR JASON
96078 YELLOW TAIL CT
YULEE, FL 32097

2026

37-3N-28-0740-0410-0000

BUILDING CHARACTERISTICS

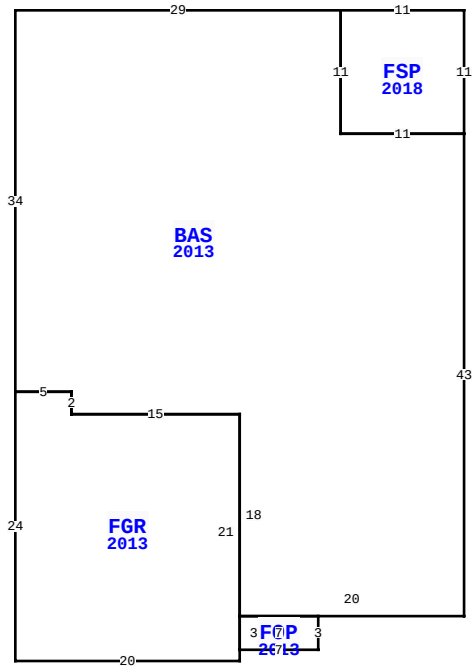
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,669	100	2013	1,669	182,933
FGR	450	55	2013	248	27,182
FOP	21	30	2013	6	658
FSP	121	40	2018	48	5,261
TOTALS	2,261			1,971	216,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,971	110.6420	116.17	228,971	2013	2013	0	0	0	5.65	94.35

1 SINGLE FAM 0% - 0 Heated Area: 1669 HX Base Yr



96078 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	216,034
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	281,034
SOH/AGL Deduction	0
ASSESSED VALUE	281,034
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	281,034
TOTAL JUST VALUE	281,034
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326997	CO ISSUED	0	07/29/2013
B1326997	NEW CONSTR	0	03/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1871/0340	7/31/2013	SW	Q	I	01	158,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BARR JASON						
1836/0429	1/17/2013	WD	U	V	30	24,600
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W11 BAS=[YR=2013] W29 S34 FGR=[YR=2013] S24 E20 N1 FOP=[YR=2013] E7 N3 W7 S3 $ N21 W15 N2 W5 $ E5 S2 E15 S18 E20 N43 W11 N11 $ S11 E11 N11 $.

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

TOTAL OB/XF 0

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 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