LOT 411
IN OR 1857/1673
HERON ISLES #2 PB 7/218

MARSH JUDITH L/LANAGHAN DARCI K
96088 YELLOWTAIL CT
YULEE, FL 32097

2026

37-3N-28-0740-0411-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

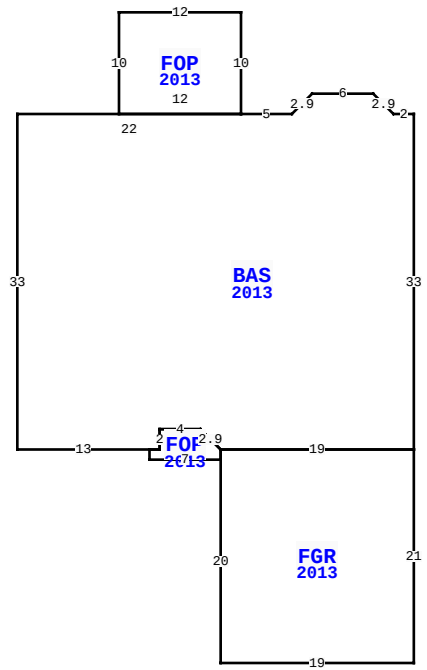
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,293	100	2013	1,293	158,227
FGR	399	55	2013	219	26,799
FOP	17	30	2013	5	612
FOP	120	30	2013	36	4,405
TOTALS	1,829			1,553	190,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,553	123.5220	129.70	201,424	2013	2013	0	0	0	5.65	94.35

1 SINGLE FAM 100% - 2014 Heated Area: 1293 HX Base Yr 2014



96088 YELLOWTAIL CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		190,044
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		255,044
SOH/AGL Deduction		114,772
ASSESSED VALUE		140,272
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		83,861
TOTAL JUST VALUE		255,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226648	CO ISSUED	0	04/22/2013
M1317888	H/AC	0	02/25/2013
E1325733	ELEC OTHER	0	01/01/2013
P1216277	NEW CONSTR	0	12/01/2012
B1226648	NEW CONSTR	147,498	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1938/1382	9/12/2014	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: MARSH JUDITH L & LA						
1857/1673	5/14/2013	WD	Q	I	02	140,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MARSH JUDITH L & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W2 U2 L2 W6 D2 L2 W5 FOP=[YR=2013] N10 W12 S10 E12 $ W22 S33 E13 FOP=[YR=2013] S1 E7 FGR=[YR=2013] S20 E19 N21 W19 S1 $ N1 U2 L2 W4 S2 W1$ E1 N2 E4 D2 R2 E19 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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS