LOT 412
IN OR 2066/577
HERON ISLES #2 PB 7/218

LIGHT JAMES A & MARILYN R L/E/
96098 YELLOWTAIL CT
YULEE, FL 32097

2026

37-3N-28-0740-0412-0000

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 50
Interior Floo	14	CARPET 50
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

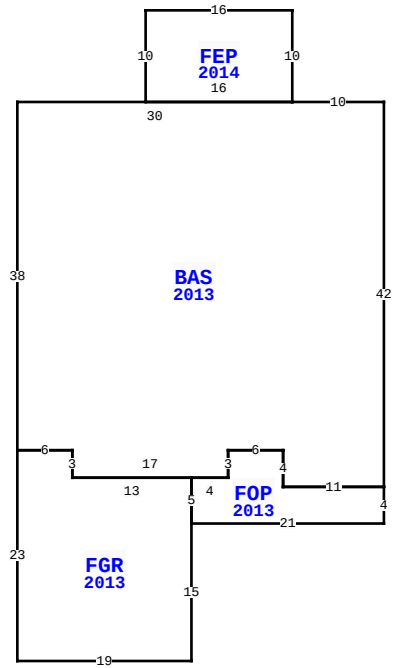
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,615	100	2013	1,615	181,098
FEP	160	80	2014	128	14,353
FGR	398	55	2013	219	24,557
FOP	112	30	2013	34	3,813
TOTALS	2,285			1,996	223,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,996	113.1900	118.85	237,225	2013	2013	0	0	0	5.65	94.35

1 SINGLE FAM 100% - 2016 Heated Area: 1615 HX Base Yr 2016



96098 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		223,822
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		288,822
SOH/AGL Deduction		106,839
ASSESSED VALUE		181,983
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		130,572
TOTAL JUST VALUE		288,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328158	ADDITION	5,000	12/01/2013
B1226698	CO ISSUED	0	04/23/2013
M1317900	H/AC	0	01/01/2013
B1226698	NEW CONSTR	184,096	12/01/2012
P1216282	NEW CONSTR	0	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2066/0577	8/18/2016	LE	U	I	11	100
GRANTOR: LIGHT JAMES A & MARIL						
GRANTEE: LIGHT JAMES A & MAR						
1991/1863	7/17/2015	WD	Q	I	02	170,000
GRANTOR: FOSTER ROBERT L JR &						
GRANTEE: LIGHT JAMES A & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W10 FEP=[YR=2014] N10 W16 S10 E16 $ W30 S38
FGR=[YR=2013] S23 E19 N15 FOP=[YR=2013] E21 N4 W11 N4 W6 S3
W4 S5 $ N5 W13 N3 W6 $ E6 S3 E17 N3 E6 S4 E11 N42 $.

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