LOT 417
IN OR 1600/1856
HERON ISLES #2 PB 7/218

PERTKIEWICZ HENRY T II/KROHN AUTUMN L
96115 YELLOW TAIL COURT
YULEE, FL 32097

**2026**

**37-3N-28-0740-0417-0000**

## BUILDING CHARACTERISTICS

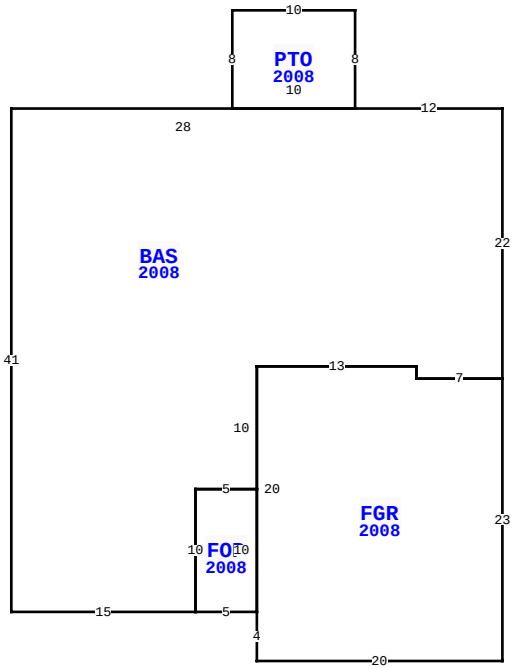
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 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 | 1,197 | 100 | 2008 | 1,197 | 131,477 |
| FGR | 473 | 55 | 2008 | 260 | 28,558 |
| FOP | 50 | 30 | 2008 | 15 | 1,648 |
| PTO | 80 | 5 | 2008 | 4 | 439 |
| TOTALS | 1,800 | | | 1,476 | 162,123 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,476 | 113.8320 | 119.52 | 176,412 | 2008 | 2008 | 0 | 0 | 0 | 8.10 | 91.90 |

1 SINGLE FAM 100% - 2010 Heated Area: 1197 HX Base Yr 2010




96115 YELLOWTAIL CT, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 12/03/2008 RK | LGL DATE | |
| XF DATE | 12/03/2008 RK | 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 | | 162,123 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 227,123 |
| SOH/AGL Deduction | | 108,737 |
| ASSESSED VALUE | | 118,386 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 66,975 |
| TOTAL JUST VALUE | | 227,123 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 231,167 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R2108040 | ROOF | 10,500 | 06/18/2021 |
| C21456 | CO ISSUED | 0 | 01/12/2009 |
| M13970 | MECH OTHER | 0 | 07/01/2008 |
| E20881 | ELEC OTHER | 2,500 | 06/01/2008 |
| P13224 | OTHER | 0 | 05/01/2008 |
| B21456 | NEW CONSTR | 116,688 | 05/01/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1600/1856 | 1/14/2009 | WD | Q | I | 01 | 140,000 |
| GRANTOR: B S LAND INVESTMENTS | | | | | | |
| GRANTEE: PERTKIEWICZ HENRY T | | | | | | |
| 1561/0362 | 4/16/2008 | WD | U | V | 19 | 247,500 |
| GRANTOR: HERON ISLES JOINT VEN | | | | | | |
| GRANTEE: B S LAND INVESTMENT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] W12 PTO=[YR=2008] N8 W10 S8 E10 $ W28 S41 E15
FOP=[YR=2008] E5 FGR=[YR=2008] S4 E20 N23 W7 N1 W13 S20 $
N10 W5 S10 $ N10 E5 N10 E13 S1 E7 N22 $.

## 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