

JONES JACOB TYLER/BROWN GRACIE LEEANN
96081 YELLOWTAIL CT
YULEE, FL 32097

37-3N-28-0740-0421-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 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 60			
Interior Floo	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	4	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	1,447	100	2014	1,447	165,877
FGR	409	55	2014	225	25,794
FOP	42	30	2014	13	1,490
PTO	80	5	2014	4	458
TOTALS	1,978			1,689	193,620

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,689	115.1000	120.86	204,133	2014	2014		0	0	5.15	94.85

1 SINGLE FAM 100% - 2025

Heated Area: 1447

HX Base Yr 2025

The aerial map displays a residential lot with several distinct areas highlighted in different colors and labeled with codes and years. A large blue-shaded area is labeled 'BAS 2014'. Within this area, there are smaller sections labeled 'FGR 2014' (green), 'FOP 2014' (red), and 'PTO 2014' (yellow). The map also shows surrounding streets and other lots, providing a geographical context for the property being described.

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,689	115.1000	120.86	204,133	2014	2014		0	0	5.15	94.85

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NASSAU COUNTY PROPERTY

VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					193,620				
TOTAL MARKET OB/XF VALUE					0				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					258,620				
SOH/AGL Deduction					0				
ASSESSED VALUE					258,620				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					207,209				
TOTAL JUST VALUE					258,620				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					263,503				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428174	CO ISSUED	0	05/28/2014
B1428174	NEW CONSTR	181,049	01/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2717/1474	6/05/2024	SW Q	I	01		300,000
GRANTOR: ROMEO HOMES FLORIDA L						
GRANTEE: JONES JACOB TYLER						
1892/0072	11/20/2013	WD Q	V	01		20,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ROMEO HOMES FLORIDA						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2014] W13 PTO=[YR=2014] N2 W10 S8 E10 N6 \$ S6 W27 S28 FGR=[YR=2014] S22 E20 N9 FOP=[YR=2014] E7 N6 W7 S6 \$ N6 W1 N4 W8 N3 W11 \$ E11 S3 E8 S4 E8 S6 E13 N47 \$.									

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
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							

TOTAL OB/XF										0													
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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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