LOT 423
IN OR 1917/748
HERON ISLES #2 PB 7/218

IH4 PROPERTY FLORIDA LP
C/O INVITATION HOMES-TAX DEPT, 1717 MAIN ST, STE 2000
DALLAS, TX 75201

2026

37-3N-28-0740-0423-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

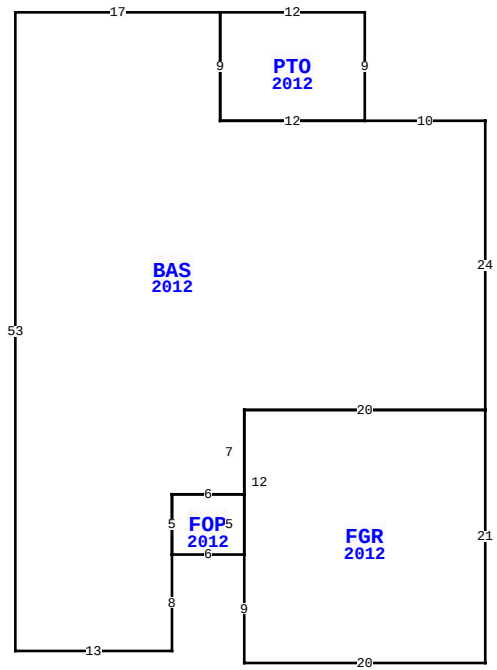
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,391	100	2012	1,391	162,046
FGR	420	55	2012	231	26,911
FOP	30	30	2012	9	1,048
PTO	108	5	2012	5	583
TOTALS	1,949			1,636	190,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,636	118.2180	124.13	203,077	2012	2012	0	0	0	6.15	93.85

1 SINGLE FAM 0% - 0 Heated Area: 1391 HX Base Yr



96063 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	190,588
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	255,588
SOH/AGL Deduction	0
ASSESSED VALUE	255,588
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	255,588
TOTAL JUST VALUE	255,588
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226093	CO ISSUED	0	03/27/2013
M17328	H/AC	0	06/01/2012
B26093	NEW CONSTR	163,905	06/01/2012
E25109	NEW CONSTR	0	06/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1917/0748	5/13/2014	WD	Q	I	01	136,000
GRANTOR: WEIR RONALD H						
GRANTEE: IH4 PROPERTY FLORID						
1878/1281	9/10/2013	QC	U	I	11	100
GRANTOR: WEIR RONALD H ETAL						
GRANTEE: WEIR RONALD H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W10 PTO=[YR=2012] N9 W12 S9 E12 $ W12 N9 W17 S53 E13 N8 FOP=[YR=2012] E6 FGR=[YR=2012] S9 E20 N21 W20 S12$ N5 W6 S5 $ N5 E6 N7 E20 N24 $.

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	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