LOT 425
IN OR 1951/1498
HERON ISLES #2 PB 7/218

MILLSAP MATTHEW JOHN & KAREN L
96043 YELLOWTAIL CT
YULEE, FL 32097

2026

37-3N-28-0740-0425-0000

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

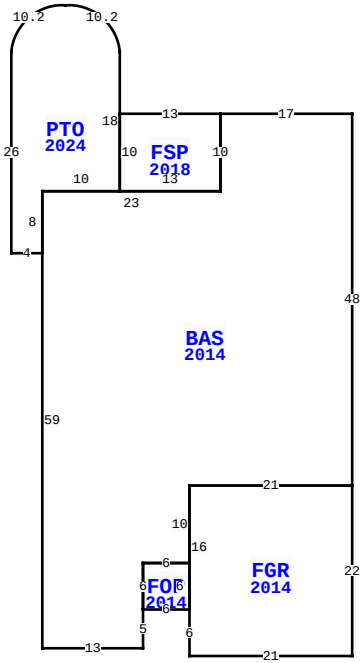
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,023	100	2014	2,023	229,241
FGR	462	55	2014	254	28,782
FOP	36	30	2014	11	1,246
FSP	130	40	2018	52	5,892
PTO	350	5	2024	18	2,039
TOTALS	3,001			2,358	267,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,358	113.7780	119.47	281,710	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 100% - 2016 Heated Area: 2023 HX Base Yr 2016



96043 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		267,202
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		332,202
SOH/AGL Deduction		126,909
ASSESSED VALUE		205,293
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		148,882
TOTAL JUST VALUE		332,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428504	CO ISSUED	0	10/16/2014
B1428504	NEW CONSTR	249,859	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2596/1216	10/09/2022	QC	U	I	11	100
GRANTOR: MILLSAP MATTHEW JOHN						
GRANTEE: MILLSAP MATTHEW JOH						
1951/1498	12/10/2014	SW	Q	I	01	185,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MILLSAP MATTHEW JOH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W17 S10 W23 S59 E13 N5 N6 E6 N10 E21 N48 $
FGR=[YR=2014;ORIG=-21,64] S6 E21 N22 W21 S16 $
FSP=[YR=2018;ORIG=-17,0] W13 S10 E13 N10 $
FOP=[YR=2014;ORIG=-27,64] E6 N6 W6 S6 $
PTO=[YR=2024;ORIG=-30,-8] U6L7F90 D6L7F90 S26 E4 N8 E10 N18 $
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EXTRA FEATURES

L N	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

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							

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