LOT 426
HERON ISLES #2 PB 7/218

BHKN IV LLC
13361 ATLANTIC BLVD
JACKSONVILLE, FL 32225

2026

37-3N-28-0740-0426-0000

BUILDING CHARACTERISTICS

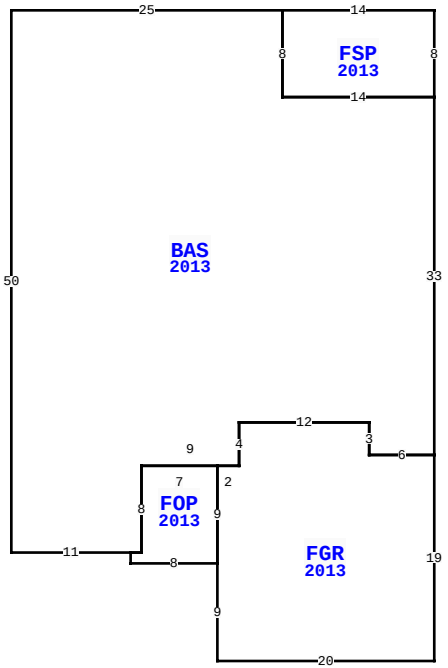
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,568	100	2013	1,568	173,387
FGR	414	55	2013	228	25,212
FOP	64	30	2013	19	2,101
FSP	112	40	2013	45	4,976
TOTALS	2,158			1,860	205,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,860	111.6220	117.20	217,992	2013	2013	0	0	0	5.65	94.35

1 SINGLE FAM 0% - 2023 Heated Area: 1568 HX Base Yr



96033 YELLOWTAIL CT, YULEE

BLD DATE		LGL DATE	
XF DATE		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	205,675
TOTAL MARKET OB/XF VALUE	3,290
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	273,965
SOH/AGL Deduction	0
ASSESSED VALUE	273,965
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	273,965
TOTAL JUST VALUE	273,965
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327011	CO ISSUED	0	07/24/2013
B1327011	NEW CONSTR	0	03/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/1586	7/20/2022	SW	U	I	11	100
GRANTOR: FIN HOMES LLC						
GRANTEE: BHKN IV LLC						
2527/1947	1/03/2022	WD	U	I	37	220,000
GRANTOR: ROSOWSKI DAVID & CYND						
GRANTEE: FIN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W14 BAS=[YR=2013] W25 S50 E11 FOP=[YR=2013] S1 E8 FGR=[YR=2013] S9 E20 N19 W6 N3 W12 S4 W2 S9 $ N9 W7 S8 W1 $ E1 N8 E9 N4 E12 S3 E6 N33 W14 N8 $ S8 E14 N8 $.

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	94	3,290	

LAND DESCRIPTION

TOTAL OB/XF 3,290

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