

BG VENTURES INVESTMENT REAL ESTATE III LLC
7901 4TH ST N, STE 300
ST PETERSBURG, FL 33702

37-3N-28-0740-0428-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

010001

Exterior Wall

10

Exterior Wall

16

Roof Structur

03

Roof Cover

03

Interior Wall

05

Interior Floo

14

Interior Floo

11

Air Condition

03

Heating Type

04

Bedrooms

3 100

Bathrooms

2 100

Frame Stories

02

Units

1. 1. 100

Occupancy

00

Quality

03

DOR CODE

0100

MAP NUM

04

NEIGHBORHOOD/LOC

4038.00

TOTALS

2,541

CD

ABOVE AVG 70

WD FR STUC 30

GABLE/HIP 100

COMP SHNGL 100

DRYWALL 100

CARPET 60

CLAY TILE 40

CENTRAL 100

AIR DUCTED 100

WOOD FRAME 100

NONE 100

Quality Level 03

SINGLE FAMILY

MKT AREA

4038.00

1,988

221,579

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,988

111.9160

117.51

233,610

2014

2014

0

0

0

5.15

94.85

1 SINGLE FAM

0% - 2026

Heated Area: 1699

HX Base Yr

PTO

FSP

BAS

FGR

FOP

2022

2014

2014

2014

2014

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/13/2025

MLU

EXTRA FEATURES

96015 YELLOWTAIL CT, YULEE

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

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

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

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

221,579

0

65,000

286,579

0

286,579

0

286,579

0

286,579

0

290,729

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B1328051

CO ISSUED

0

04/28/2014

P1317054

NEW CONSTR

0

12/01/2013

B1328051

NEW CONSTR

208,823

11/01/2013

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2821/1277

9/15/2025

WD Q

I

01

310,700

GRANTOR: FALCO DONNA & RICHARD

GRANTEE: BG VENTURES INVESTM

2551/0916

3/31/2022

WD Q

I

01

368,000

GRANTOR: CASE DEBORAH L

GRANTEE: FALCO DONNA & RICHA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W29 S11 W11 S43 E13 E7 N17 E20 N37 \$

FGR=[YR=2014;ORIG=-20,57] S1 E20 N20 W20 S19 \$

FSP=[YR=2014;ORIG=-29,0] W11 S11 E11 N11 \$

FOP=[YR=2014;ORIG=-27,54] S3 E7 N3 W7 \$

PT0=[YR=2022;ORIG=-40,0] E11 E19 N10 W30 S10 \$