LOT 651
IN OR 2006/697
HERON ISLES PHASE THREE A

WHITE ERIC & LINDA
84067 SWALLOWTAIL DR
YULEE, FL 32097

2023

37-3N-28-0742-0651-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

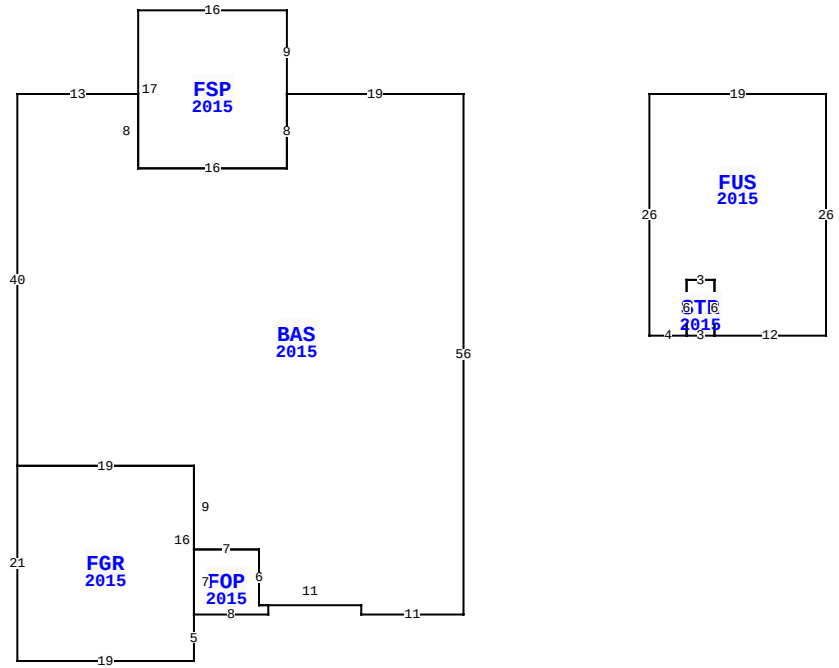
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,196	100	2,196	246,093
FGR	399	55	219	24,542
FOP	50	30	15	1,681
FSP	272	40	109	12,215
FUS	476	100	476	53,342
STR	18	10	2	224
TOTALS	3,411		3,017	338,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,017	97.2900	115.53	348,554	2015	2015	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2016 Heated Area: 2672 HX Base Yr 2016



84067 SWALLOWTAIL DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		338,097
TOTAL MARKET OB/XF VALUE		6,502
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		399,599
SOH/AGL Deduction		175,541
ASSESSED VALUE		224,058
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		174,058
TOTAL JUST VALUE		399,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530598	CO ISSUED	0	09/29/2015
B1530598	NEW CONSTR	326,164	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2006/0697	9/28/2015	WD	Q	I	02	221,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WHITE ERIC & LINDA						
1966/0229	3/03/2015	WD	Q	V	05	105,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W19 FSP=[YR=2015] N9 W16 S17 E16 N8$ S8 W16 N8 W13 S40 FGR=[YR=2015] S21 E19 N5 FOP=[YR=2015] E8 N1 W1 N6 W7 S7$ N16 W19$ E19 S9 E7 S6 E11 S1 E11 N56$ PTR= E20 FUS=[YR=2015] E19 S26 W12 STR=[YR=2015] W3 N6 E3 S6$ N6 W3 S6 W4 N26$ W20$.

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
1	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2015	2015	3	96	225	
2	0811	CONCRETE B	0	100	0	0	511.00	SF	5.20	5.20	100	2015	2015	3	96	2,551	
3	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2015	2015	3	90	3,456	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	90	270	

LAND DESCRIPTION

TOTAL OB/XF 6,502

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/17/2020 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS