LOT 653
HERON ISLES PHASE THREE A
PBK 8/79

PATIENCE JOANNE & STEVEN
84091 SWALLOWTAIL DR
YULEE, FL 32097

2023

37-3N-28-0742-0653-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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	01	Quality Level 01

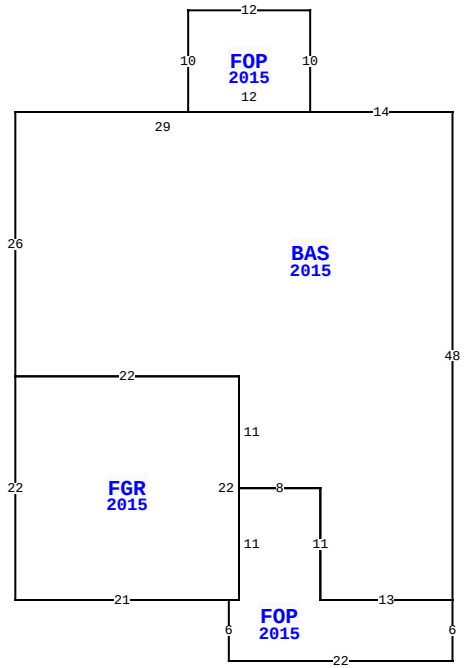
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,492	100	1,492	176,129
FGR	484	55	266	31,401
FOP	120	30	36	4,250
FOP	220	30	66	7,791
TOTALS	2,316		1,860	219,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,860	102.4884	121.70	226,362	2015	2015	0	0	0	3.00	97.00

1 SNGL FAM – 0% - 0 Heated Area: 1492 HX Base Yr



84091 SWALLOWTAIL DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	219,571
TOTAL MARKET OB/XF VALUE	12,085
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	286,656
SOH/AGL Deduction	35,156
ASSESSED VALUE	251,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,500
TOTAL JUST VALUE	286,656
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530259	CO ISSUED	0	07/02/2015
B1530259	NEW CONSTR	197,302	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2629/1367	3/30/2023	QC	U	I	11	205,800
GRANTOR: JOANNE PATIENCE LLC						
GRANTEE: PATIENCE JOANNE & S						
2438/0818	2/26/2021	WD	Q	I	01	260,000
GRANTOR: HARMON JANISA S & JOS						
GRANTEE: JOANNE PATIENCE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 FOP=[YR=2015] N10 W12 S10 E12$ W29 S26
FGR=[YR=2015] S22 E21 FOP=[YR=2015] S6 E22 N6 W13 N11 W8
S11 W1$ E1 N22 W22$ E22 S11 E8 S11 E13 N48$.

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	0	12	3	36.00	SF	6.50	6.50	100	2015	2015	3	96	225	
2	0811	CONCRETE B	0	0	0	0	679.00	SF	5.20	5.20	100	2015	2015	3	96	3,390	
3	0476	VF 6 SBPL	0	0	0	0	150.00	LF	32.00	32.00	100	2015	2015	3	90	4,320	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	90	270	
5	0855	CONC PAVER	0	0	0	0	400.00	SF	10.00	10.00	100	2016	2016	3	97	3,880	

LAND DESCRIPTION

TOTAL OB/XF 12,085

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	0			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