

LOT 706
HERON ISLES PHASE THREE A
PBK 8/79

WHITE MICHAEL C
84094 SWALLOWTAIL DR
YULEE, FL 32097

2023

37-3N-28-0742-0706-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,316	100	2,316	264,649
FGR	399	55	219	25,025
FOP	49	30	15	1,714
FSP	248	40	99	11,313
FUS	470	100	470	53,707
STR	45	10	4	457

TOTALS	3,527		3,123	356,866
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0810	CONCRETE A	0	0	12	3			36.00	SF	6.50				227	
2	0811	CONCRETE B	0	0	0	0			550.00	SF	5.20				2,774	
3	0463	FENCE GATE	0	0	0	0			2.00	UT	300.00				552	
4	0462	ST/AL FNC	0	0	160	0			640.00	SF	10.00				5,376	

LAND DESCRIPTION		
L N	USE CODE	CLS

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000134	C	SFR POND	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,123	98.6976	117.20	366,016	2016	2016	0	0	2.50	97.50
1 SNGL FAM - 0% - 0 Heated Area: 2786 HX Base Yr											

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

84094 SWALLOWTAIL DR, YULEE	
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TOTAL OB/XF											
8,929											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	356,866
TOTAL MARKET OB/XF VALUE	8,929
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	420,795
SOH/AGL Deduction	91,664
ASSESSED VALUE	329,131
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	329,131
TOTAL JUST VALUE	420,795
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	331,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531508	CO ISSUED	0	04/27/2016
B1531507	NEW CONSTR	338,348	12/03/2015

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD
2372/0227	6/26/2020	WD Q	I 01
GRANTOR: HINCHLIFFE FARRAH			
GRANTEE: WHITE MICHAEL C			
2050/1507	5/20/2016	WD Q	I 01
GRANTOR: DREAM FINDERS HOMES L			
GRANTEE: HINCHLIFFE FARRAH			

SALE PRICE	287,600
BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2016] W13 FSP=[YR=2016] W17 S8 E1 S7 E16 N15\$ S15 W16 N7 W19 S56 E11 N1 E11 FOP=[YR=2016] S1 E7 FGR=[YR=2016] S5 E19 N21 W19 S16\$ N7 W7 S6\$ N6 E7 N9 E19 N48\$ PTR=E20 FUS=[YR=2016] E19 S26 STR=[YR=2016] S3 W7 N9 E4 S6 E3\$ W3 N6 W4 S6 W12 N26\$ W20\$.	