LOT 679
IN OR 2089/459
HERON ISLES PHASE THREE B

ROBINSON CURTIS J & ASHLEY SADE
20 NUGGET LANE
ATOKA, TN 38004

2023

37-3N-28-0745-0679-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

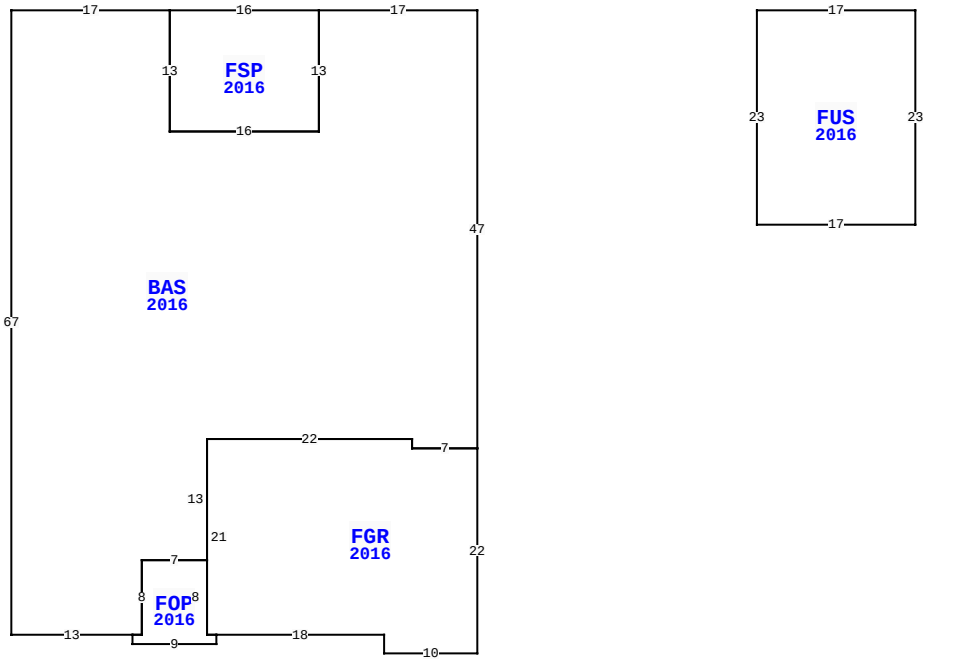
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,484	100	2,484	278,858
FGR	622	55	342	38,394
FOP	65	30	20	2,245
FSP	208	40	83	9,318
FUS	391	100	391	43,895
TOTALS	3,770		3,320	372,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,320	96.9588	115.14	382,265	2016	2016	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2017 Heated Area: 2875 HX Base Yr 2017



84143 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		372,708
TOTAL MARKET OB/XF VALUE		8,527
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		436,235
SOH/AGL Deduction		177,083
ASSESSED VALUE		259,152
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		209,152
TOTAL JUST VALUE		436,235
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632672	CO ISSUED	0	11/21/2016
B1632672	NEW CONSTR	357,662	07/18/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2089/0459	12/09/2016	WD	Q	I	01	279,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ROBINSON CURTIS JUN						
2048/0250	5/19/2016	WD	Q	V	05	259,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 FSP=[YR=2016] W16 S13 E16 N13$ S13 W16 N13 W17 S67 E13 FOP=[YR=2016] S1 E9 N1 FGR=[YR=2016] E18 S2 E10 N22 W7 N1 W22 S21 E1 $ W1 N8 W7 S8 W1 $ E1 N8 E7 N13 E22 S1 E7 N47 $ PTR= E30 FUS=[YR=2016] E17 S23 W17 N23 $ W30 $.

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	0811	CONCRETE B	0	100	0	0	990.00	SF	5.20	5.20	100	2016	2016	3	97	4,994	
2	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2016	2016	3	92	3,533	

LAND DESCRIPTION

TOTAL OB/XF 8,527

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 01/27/2017 BY RK Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS