

LOT 702
HERON ISLES PHASE THREE B
PBK 8/138

TAYLOR WILLIAM C
84148 SWALLOWTAIL DRIVE
YULEE, FL 32097

2023

37-3N-28-0745-0702-0000



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	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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	2,312	100	2,312	268,447
FGR	399	55	219	25,428
FOP	122	30	37	4,296
FOP	240	30	72	8,360
FUS	470	100	470	54,572
STR	24	10	2	232

TOTALS	3,567		3,112	361,336
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	0	0	512.00	SF	6.50	6.50	

MARKET ADJUSTMENTS

1 SNGL FAM - 100% - 2018

Heated Area: 2782

HX Base Yr 2018

84148 SWALLOWTAIL DR, YULEE
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					361,336				
TOTAL MARKET OB/XF VALUE					3,398				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					419,734				
SOH/AGL Deduction					161,972				
ASSESSED VALUE					257,762				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					207,762				
TOTAL JUST VALUE					419,734				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					331,709				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2004284	H/AC	4,426	06/01/2020
B1702235	CO ISSUED	0	07/26/2017
B1702235	DREAM FINDERS	342,976	03/20/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2279/0689	5/29/2019	QC	U	I	11	100	
GRANTOR: TAYLOR AMBER							
GRANTEE: TAYLOR WILLIAM C							
2140/0720	7/26/2017	WD	Q	I	01	274,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: TAYLOR WILLIAM C &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W19 FOP=[YR=2017] N8 W15 S16 E15 N8\$ S8 W15 N16 W14 S48 FGR=[YR=2017] S21 E19 N2 FOP=[YR=2017] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10\$ N19 W19\$ E19 S9 E7 S3 D3 R3 E8 S1 E11 N56\$ PTR= E25 FUS=[YR=2017] E19 S26 W12 STR=[YR=2017] W3 N8 E3 S8\$ N8 W3 S8 W4N26\$ W25\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100			0.00	0.00	1.00