

LOT 703  
HERON ISLES PHASE THREE B  
PBK 8/138

QUARTERMAN LEANNA & JESSIE  
24221 TULLAMORE DRIVE  
DAPHNE, AL 36526

2023

37-3N-28-0745-0703-0000



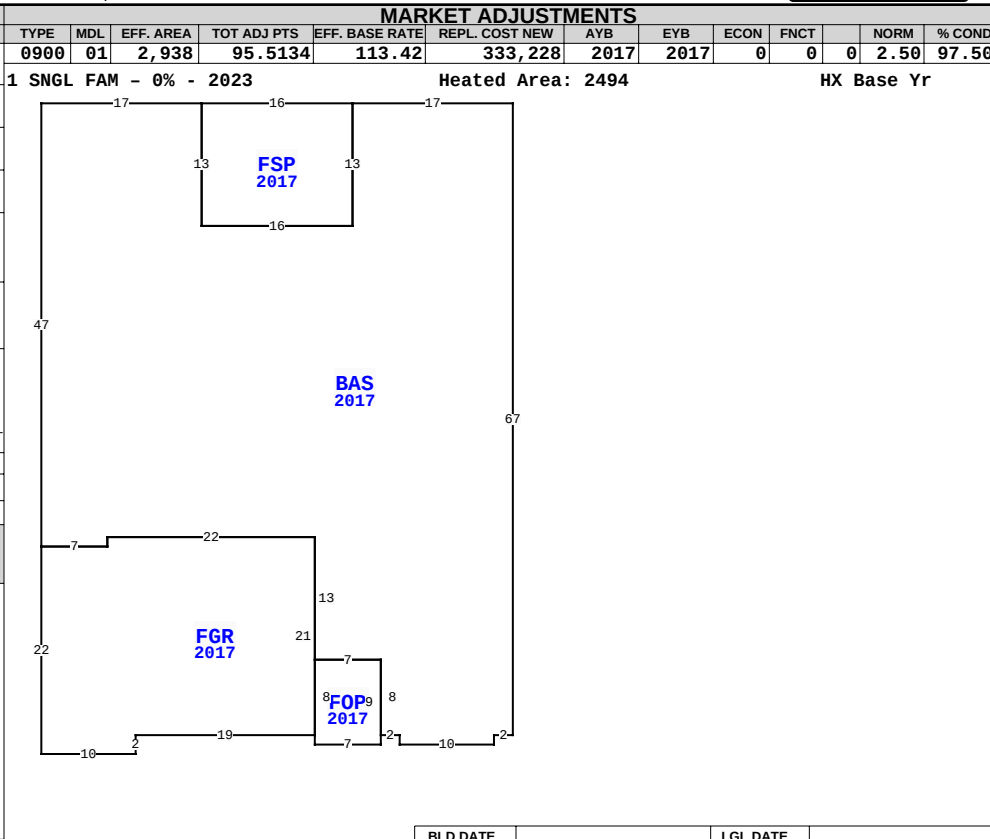
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 11 | CLAY TILE 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       | 2,494            | 100         | 2,494        | 275,797              |
| FGR       | 622              | 55          | 342          | 37,820               |
| FOP       | 63               | 30          | 19           | 2,101                |
| FSP       | 208              | 40          | 83           | 9,179                |
| TOTALS    | 3,387            |             | 2,938        | 324,897              |

| EXTRA FEATURES |            |             |     |     |    |   |        |    |        |                |       |
|----------------|------------|-------------|-----|-----|----|---|--------|----|--------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS  | UT | Adj R  | ADJ UNIT PRICE | NOTES |
| 1              | 0811       | CONCRETE B  | 0   | 0   | 0  | 0 | 976.00 | SF | 5.20   | 5.20           |       |
| 2              | 0470       | VNYL GATE   | 0   | 0   | 0  | 0 | 2.00   | UT | 300.00 | 300.00         |       |
| 3              | 0476       | VF 6 SBPL   | 0   | 0   | 0  | 0 | 90.00  | LF | 32.00  | 32.00          |       |
| 4              | 0462       | ST/AL FNC   | 0   | 0   | 50 | 0 | 200.00 | SF | 10.00  | 10.00          |       |
| 5              | 0463       | FENCE GATE  | 0   | 0   | 0  | 0 | 1.00   | UT | 300.00 | 300.00         |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000134   | C   | SFR POND             | 0   |     |          | 0.00  | 0.00  | 1.00        | LT        | 1.00 |



|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

84136 SWALLOWTAIL DR, YULEE

| NASSAU COUNTY PROPERTY    |  |           |               |
|---------------------------|--|-----------|---------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 4 |
| VALUATION BY              |  | STANDARD  |               |
| Tax Group: 4              |  | Tax Dist: |               |
| BUILDING MARKET VALUE     |  | 324,897   |               |
| TOTAL MARKET OB/XF VALUE  |  | 10,216    |               |
| TOTAL LAND VALUE - MARKET |  | 55,000    |               |
| TOTAL MARKET VALUE        |  | 390,113   |               |
| SOH/AGL Deduction         |  | 0         |               |
| ASSESSED VALUE            |  | 390,113   |               |
| TOTAL EXEMPTION VALUE     |  | 0         |               |
| BASE TAXABLE VALUE        |  | 390,113   |               |
| TOTAL JUST VALUE          |  | 390,113   |               |
| NCON VALUE                |  | 0         |               |
| INCOME VALUE              |  |           |               |
| PREVIOUS YEAR MKT VALUE   |  | 307,738   |               |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1632925   | CO ISSUED   | 0       | 04/24/2017 |
| B1632925   | NEW CONSTR  | 315,418 | 08/25/2016 |

| SALES DATA                     |           |           |     |     |            |
|--------------------------------|-----------|-----------|-----|-----|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD     |
| 2550/1598                      | 3/02/2022 | WD Q      | Q   | I   | 01         |
|                                |           |           |     |     | SALE PRICE |
|                                |           |           |     |     | 445,000    |
| GRANTOR: KOSKOVICH TAMARA L    |           |           |     |     |            |
| GRANTEE: QUARTERMAN LEANNE &   |           |           |     |     |            |
| 2287/0218                      | 7/02/2019 | WD Q      | Q   | I   | 01         |
|                                |           |           |     |     | 280,000    |
| GRANTOR: HERUTH GREGORY A & DA |           |           |     |     |            |
| GRANTEE: KOSKOVICH PETER T &   |           |           |     |     |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2017] W17 FSP=[YR=2017] W16 S13 E16 N13\$ S13 W16 N13 W17 S47 FGR=[YR=2017] S22 E10 N2 E19 FOP=[YR=2017] S1 E7 N9 W7 S8\$ N21 W22 S1 W7\$ E7 N1 E22 S13 E7 S8 E2 S1 E10 N1 E2 N67\$. |  |  |  |  |  |  |  |  |  |  |  |