LOT 721
HERON ISLES PHASE THREE C
PBK 8/177

BRYANT DOUGLAS JR & TIFFANY
96017 SHALLOWTAIL LANE
YULEE, FL 32097

2023

37-3N-28-0745-0721-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

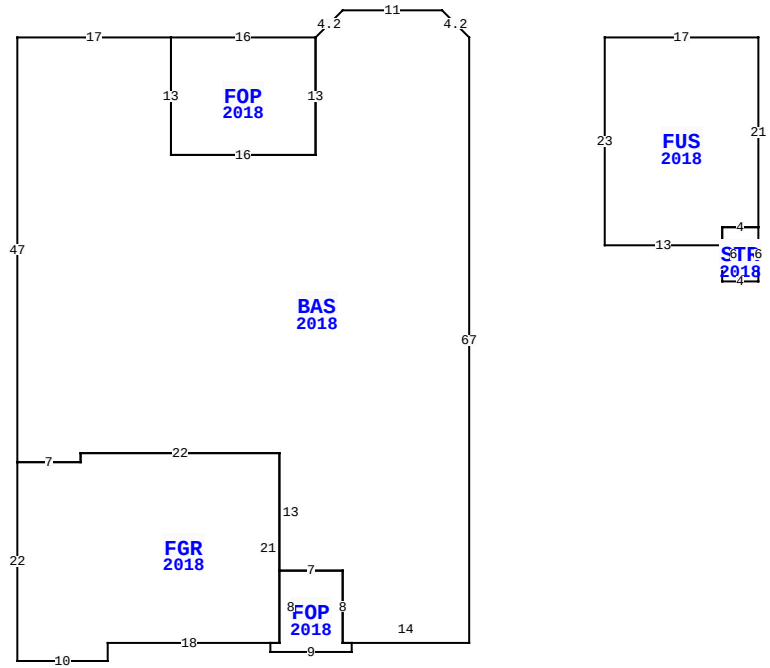
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,526	100	2,526	258,838
FGR	622	55	342	35,044
FOP	65	30	20	2,050
FOP	208	30	62	6,353
FUS	383	100	383	39,245
STR	24	10	2	205
TOTALS	3,828		3,335	341,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,335	115.2668	104.03	346,940	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2909 HX Base Yr 2023



96017 SHALLOWTAIL LN, 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		341,736
TOTAL MARKET OB/XF VALUE		5,168
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		401,904
SOH/AGL Deduction		78,484
ASSESSED VALUE		323,420
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		273,420
TOTAL JUST VALUE		401,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230004636	POOL ENCL 912 SF	18,129	04/11/2023
22018349	SWIM POOL	85,665	12/13/2022
B1708508	CO ISSUED	0	04/02/2018
B1708508	NEW CONSTR	365,102	09/26/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/1605	8/29/2022	WD	Q	I	01	489,900
GRANTOR: OP GOLD LLC						
GRANTEE: BRYANT DOUGLAS JR &						
2587/1477	8/29/2022	WD	U	I	11	100
GRANTOR: OP GOLD LLC						
GRANTEE: BRYANT DOUGLAS JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W11 D3 L3 FOP=[YR=2018] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2018] S22 E10 N2 E18 FOP=[YR=2018] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E14 N67$ PTR=E15 FUS=[YR=2018] E17 S21 STR=[YR=2018] S6 W4 N6 E4$ W4 S2 W13 N23$ W15$.

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	924.00	SF	5.20	5.20	100	2018	2018	3	98	4,709	
2	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	2018	2018	3	98	459	

LAND DESCRIPTION

TOTAL OB/XF 5,168

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 01/25/2019 BY DJ Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS