LOT 722
HERON ISLES PHASE THREE C
PBK 8/177

SMITH JAMES & CARLA
96013 SHALLOWTAIL LN
YULEE, FL 32097

2023

37-3N-28-0745-0722-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

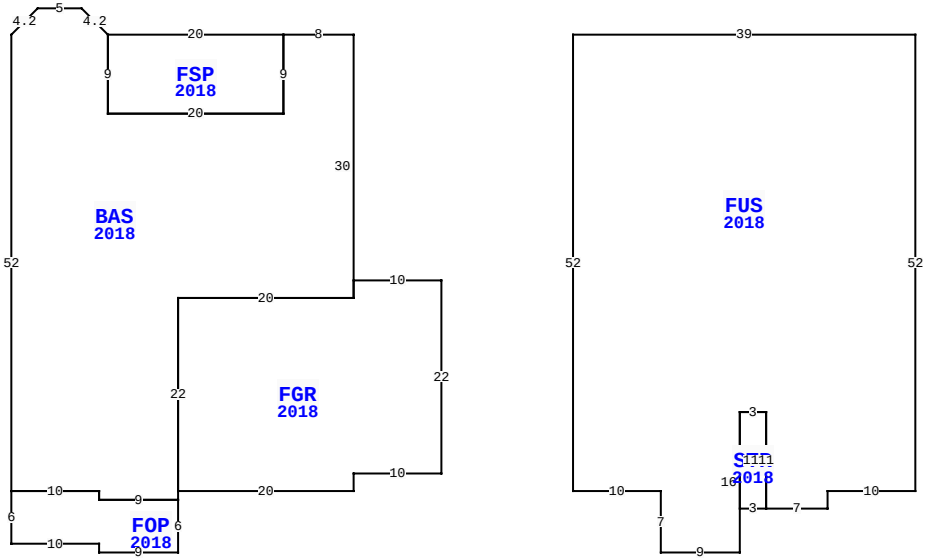
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.0200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,441	100	1,441	139,299
FGR	660	55	363	35,091
FOP	114	30	34	3,286
FSP	180	40	72	6,960
FUS	2,078	100	2,078	200,876
STR	33	10	3	290
TOTALS	4,506		3,991	385,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,991	108.8010	98.19	391,876	2018	2018	0	0	0	1.55	98.45

1 SINGLE FAM – 100% - 2019 Heated Area: 3519 HX Base Yr 2019



96013 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		385,802
TOTAL MARKET OB/XF VALUE		14,769
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		455,571
SOH/AGL Deduction		148,333
ASSESSED VALUE		307,238
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		257,238
TOTAL JUST VALUE		455,571
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705902	CO ISSUED	0	01/22/2018
B1705902	NEW CONSTR	446,775	07/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/1303	5/26/2023	WD	Q	I	01	515,000
GRANTOR: SCOTT JOHNNETTA N WID						
GRANTEE: SMITH JAMES & CARLA						
2172/0903	1/19/2018	WD	Q	I	01	338,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WIDER JOHNNETTA N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W8 FSP=[YR=2018] W20 S9 E20 N9$ S9 W20 N9 U3 L3 W5 D3 L3 S52 FOP=[YR=2018] S6 E10 S1 E9 N6 W9 N1 W10$ E10 S1 E9 N1 FGR=[YR=2018] E20 N2 E10 N22 W10 S2 W20 S22$ N22 E20 N30$ PTR= E25 FUS=[YR=2018] E39 S52 W10 S2 W7 STR=[YR=2018] W3 N11 E3 S11$ N11 W3 S16 W9 N7 W10 N52$ W25$.

EXTRA FEATURES

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	100	6	7	42.00	SF	6.50	6.50	100	2018	2018	3	98	268	
2	0811	CONCRETE B	0	100	0	0	1,000.00	SF	5.20	5.20	100	2018	2018	3	98	5,096	
3	0476	VF 6 SBPL	0	100	0	0	300.00	LF	32.00	32.00	100	2018	2018	3	95	9,120	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 14,769

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 02/12/2018 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS