LOT 724
IN OR 2168/1487
HERON ISLES PHASE THREE C

WILLIS SUZI M
96005 SWALLOWTAIL DR
YULEE, FL 32097

2023

37-3N-28-0745-0724-0000

BUILDING CHARACTERISTICS

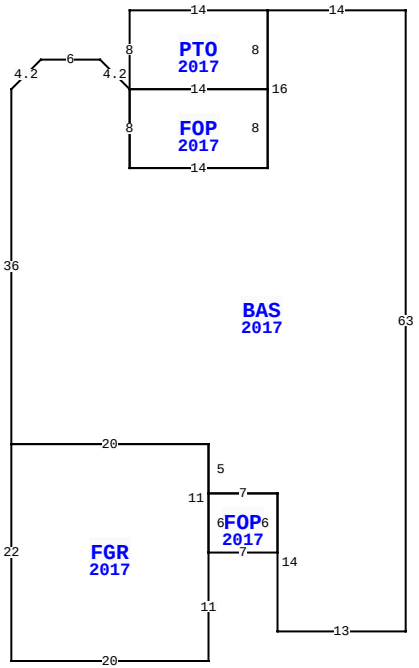
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,749	100	1,749	192,604
FGR	440	55	242	26,650
FOP	42	30	13	1,432
FOP	112	30	34	3,745
PTO	112	5	6	661
TOTALS	2,455		2,044	225,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,044	124.5090	112.37	229,684	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1749 HX Base Yr 2018



96005 SHALLOWTAIL LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,090
TOTAL MARKET OB/XF VALUE		9,996
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		290,086
SOH/AGL Deduction		140,374
ASSESSED VALUE		149,712
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		99,712
TOTAL JUST VALUE		290,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705901	CO ISSUED	0	12/29/2017
B1705901	NEW CONSTR	222,066	07/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2168/1487	12/29/2017	WD	Q	I	01	236,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WILLIS SUZI M						
2127/0080	6/16/2017	WD	Q	V	05	294,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 PTO=[YR=2017] W14 S8 FOP=[YR=2017] S8 E14 N8 W14$ E14 N8 $ S16 W14 N8 U3 L3 W6 L3 D3 S36 FGR=[YR=2017] S22 E20 N11 FOP=[YR=2017] E7 N6 W7 S6$ N11 W20$ E20 S5 E7 S14 E13 N63$.

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	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	2017	2017	3	97	359	
2	0810	CONCRETE A	0	100	0	0	596.00	SF	6.50	6.50	100	2017	2017	3	97	3,758	
3	0476	VF 6 SBPL	0	100	0	0	75.00	LF	32.00	32.00	100	2017	2017	3	94	2,256	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	94	282	
5	0462	ST/AL FNC	0	100	96	0	384.00	SF	10.00	10.00	100	2017	2017	3	87	3,341	

LAND DESCRIPTION

TOTAL OB/XF 9,996

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	000134	C	SFR POND	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