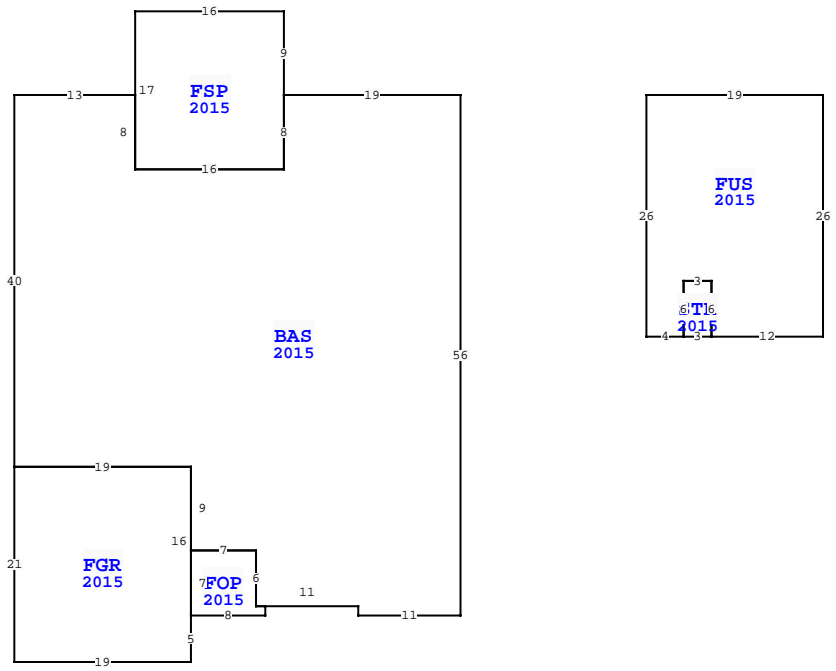




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	- 100%	- 2016		Heated Area: 2672							HX Base Yr 2016	



Quality	05 Quality Level 05			
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	2,196	100	2,196	239,378
FGR	399	55	219	23,872
FOP	50	30	15	1,635
FSP	272	40	109	11,882
FUS	476	100	476	51,887
STR	18	10	2	218
TOTALS	3,411		3,017	328,872

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				328,872
TOTAL MARKET OB/XF VALUE				6,431
TOTAL LAND VALUE - MARKET				55,000
TOTAL MARKET VALUE				390,303
SOH/AGL Deduction				159,523
ASSESSED VALUE				230,780
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				180,780
TOTAL JUST VALUE				390,303
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				399,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530598	CO ISSUED	0	09/29/2015
B1530598	NEW CONSTR	326,164	06/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2006/0697	9/28/2015	WD Q	Q	I	02	221,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WHITE ERIC & LINDA						
1966/0229	3/03/2015	WD Q	Q	V	05	105,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

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	12	3	36.00	SF	6.50	6.50	100	2015	2015	3	95	222	
2	0811	CONCRETE B	0 100	0	0	511.00	SF	5.20	5.20	100	2015	2015	3	95	2,524	
3	0476	VF 6 SBPL	0 100	0	0	120.00	LF	32.00	32.00	100	2015	2015	3	89	3,418	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	89	267	

84067 SWALLOWTAIL DR, YULEE										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
TOTAL OB/XF 6,431													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2015] W19 FSP=[YR=2015] N9 W16 S17 E16 N8 S8 W16 N8 W13 S40 FGR=[YR=2015] S21 E19 N5 FOP=[YR=2015] E8 N1 W1 N6 W7 S7 S16 W19 S19 E7 S6 E11 S1 E11 N56 PTR= E20 FUS=[YR=2015] E19 S26 W12 STR=[YR=2015] W3 N6 E3 S6 S6 N6 W3 S6 W4 N26 S W20 S.													

LAND DESCRIPTION														TOTAL OB/XF 6,431										
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							