

LOT 677
HERON ISLES PHASE THREE A
PBK 8/79

LUKANUS BRYAN/WYSKIEL EMILY
84109 SWALLOWTAIL DR
YULEE, FL 32097

2024

37-3N-28-0742-0677-0000



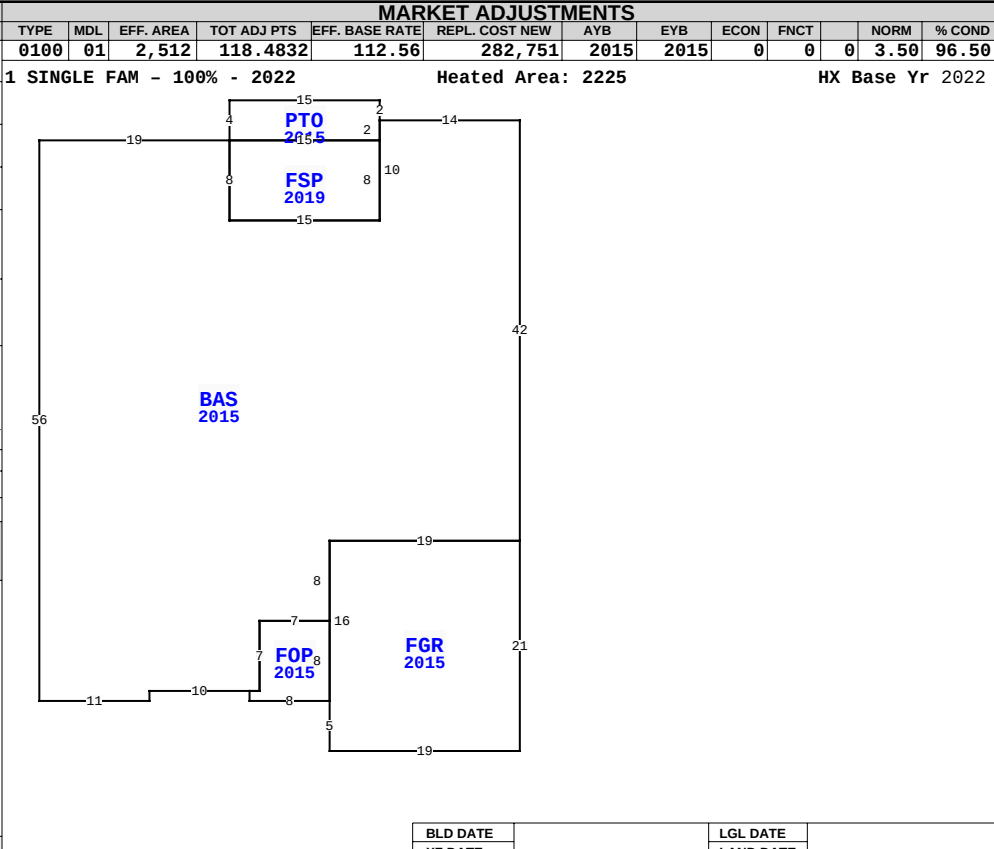
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,225	100	2,225	241,680
FGR	399	55	219	23,788
FOP	57	30	17	1,847
FSP	120	40	48	5,214
PTO	60	5	3	326
TOTALS	2,861		2,512	272,855

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	604.00	SF	6.50	6.50	
2	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	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	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



84109 SWALLOWTAIL DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		272,855	
TOTAL MARKET OB/XF VALUE		5,728	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		333,583	
SOH/AGL Deduction		45,571	
ASSESSED VALUE		288,012	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		238,012	
TOTAL JUST VALUE		333,583	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		341,317	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530616	NEW CONSTR	272,529	06/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2488/1533	8/06/2021	WD	Q	I	01
GRANTOR: CICONI BRIAN M & SAR					
GRANTEE: LUKANUS BRYAN & EMI					
2016/0188	11/09/2015	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: CICONI BRIAN MICHA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W14 PTO=[YR=2015] N2 W15 S4 FSP=[YR=2019] S8 E15 N8 W15\$ E15 N2\$ S10 W15 N8 W19 S56 E11 N1 E10 FOP=[YR=2015] S1 E8 FGR=[YR=2015] S5 E19 N21 W19 S16\$ N8 W7 S7 W1\$ E1 N7 E7 N8 E19 N42\$.											