LOT 705
IN OR 2025/731
HERON ISLES PHASE THREE A

BURGESS PAUL M & BEATRICE B
84112 SWALLOWTAIL DR
YULEE, FL 32097

2024

37-3N-28-0742-0705-0000

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 60
Interior Floo	14	CARPET 40
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

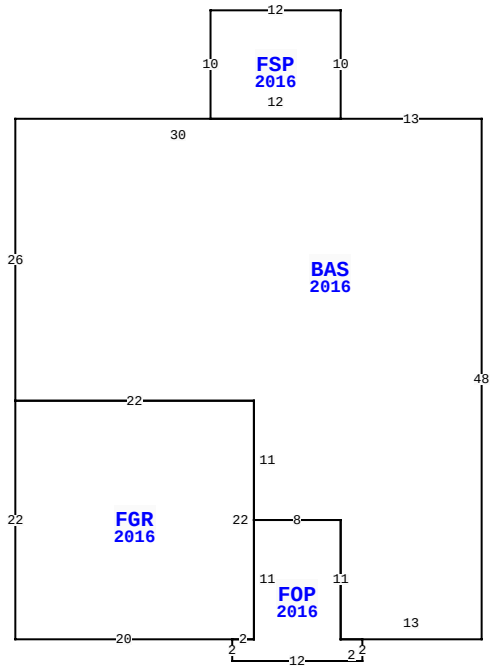
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,492	100	1,492	179,675
FGR	484	55	266	32,033
FOP	112	30	34	4,094
FSP	120	40	48	5,780
TOTALS	2,208		1,840	221,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,840	130.6800	124.15	228,436	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1492 HX Base Yr 2017



84112 SWALLOWTAIL DR, 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		221,583
TOTAL MARKET OB/XF VALUE		3,231
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		279,814
SOH/AGL Deduction		104,441
ASSESSED VALUE		175,373
TOTAL EXEMPTION VALUE	HX HB SX DX	105,000
BASE TAXABLE VALUE		70,373
TOTAL JUST VALUE		279,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531075	NEW CONSTR	197,167	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2025/0731	1/21/2016	WD	Q	I	01	163,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BURGESS PAUL M & BE						
1968/0186	3/10/2015	WD	Q	V	05	105,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W13 FSP=[YR=2016] N10 W12 S10 E12$ W30 S26
FGR=[YR=2016] S22 E20 FOP=[YR=2016] S2 E12 N2 W2 N11 W8 S11 W2$ E2 N22 W22$ E22 S11 E8 S11 E13 N48$.

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	11	3	33.00	SF	6.50	6.50	100	2016	2016	3	96	206	
2	0811	CONCRETE B	0	100	0	0	606.00	SF	5.20	5.20	100	2016	2016	3	96	3,025	

LAND DESCRIPTION

TOTAL OB/XF 3,231

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/17/2020 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS