LOT 706
HERON ISLES PHASE THREE A
PBK 8/79

WHITE MICHAEL C
84094 SWALLOWTAIL DR
YULEE, FL 32097

2024

37-3N-28-0742-0706-0000

BUILDING CHARACTERISTICS

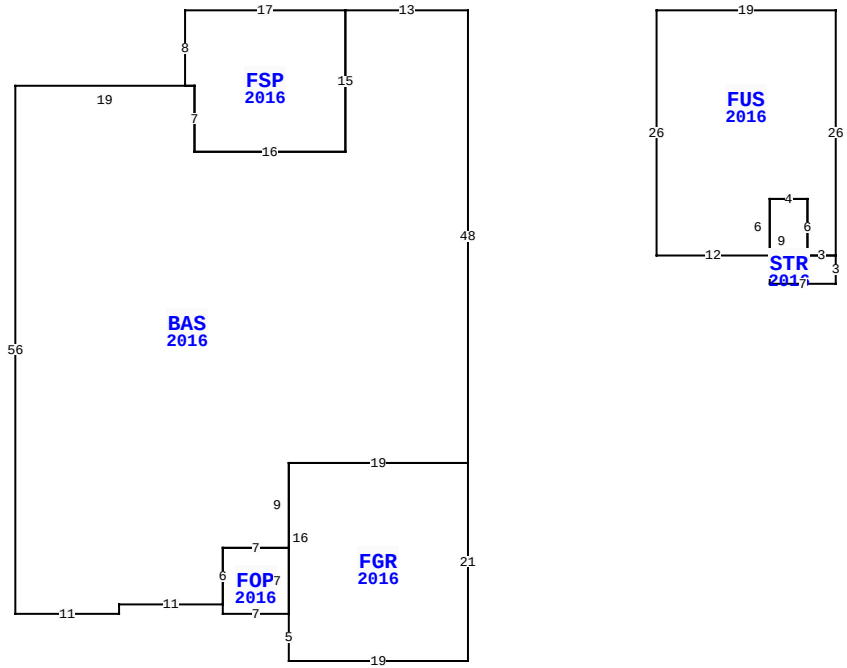
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,316	100	2,316	257,452
FGR	399	55	219	24,344
FOP	49	30	15	1,667
FSP	248	40	99	11,005
FUS	470	100	470	52,246
STR	45	10	4	444
TOTALS	3,527		3,123	347,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,123	120.6304	114.60	357,896	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 0 Heated Area: 2786 HX Base Yr



84094 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	347,159
TOTAL MARKET OB/XF VALUE	8,695
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	410,854
SOH/AGL Deduction	48,810
ASSESSED VALUE	362,044
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	362,044
TOTAL JUST VALUE	410,854
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	420,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531508	CO ISSUED	0	04/27/2016
B1531507	NEW CONSTR	338,348	12/03/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2372/0227	6/26/2020	WD	Q	I	01	287,600
GRANTOR: HINCHLIFFE FARRAH						
GRANTEE: WHITE MICHAEL C						
2050/1507	5/20/2016	WD	Q	I	01	278,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HINCHLIFFE FARRAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W13 FSP=[YR=2016] W17 S8 E1 S7 E16 N15$ S15 W16 N7 W19 S56 E11 N1 E11 FOP=[YR=2016] S1 E7 FGR=[YR=2016] S5 E19 N21 W19 S16$ N7 W7 S6$ N6 E7 N9 E19 N48$ PTR=E20 FUS=[YR=2016] E19 S26 STR=[YR=2016] S3 W7 N9 E4 S6 E3$ W3 N6 W4 S6 W12 N26$ W20$.

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	0	12	3	36.00	SF	6.50	6.50	100	2016	2016	3	96	225	
2	0811	CONCRETE B	0	0	0	0	550.00	SF	5.20	5.20	100	2016	2016	3	96	2,746	
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	90	540	
4	0462	ST/AL FNC	0	0	160	0	640.00	SF	10.00	10.00	100	2016	2016	3	81	5,184	

LAND DESCRIPTION

TOTAL OB/XF 8,695

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	0		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