LOT 710
HERON ISLES PHASE THREE A
PBK 8/79

PULIDO JORGE A AGUILAR/ARREOLA WENDY
84046 SWALLOWTAIL DR
YULEE, FL 32097

2024

37-3N-28-0742-0710-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

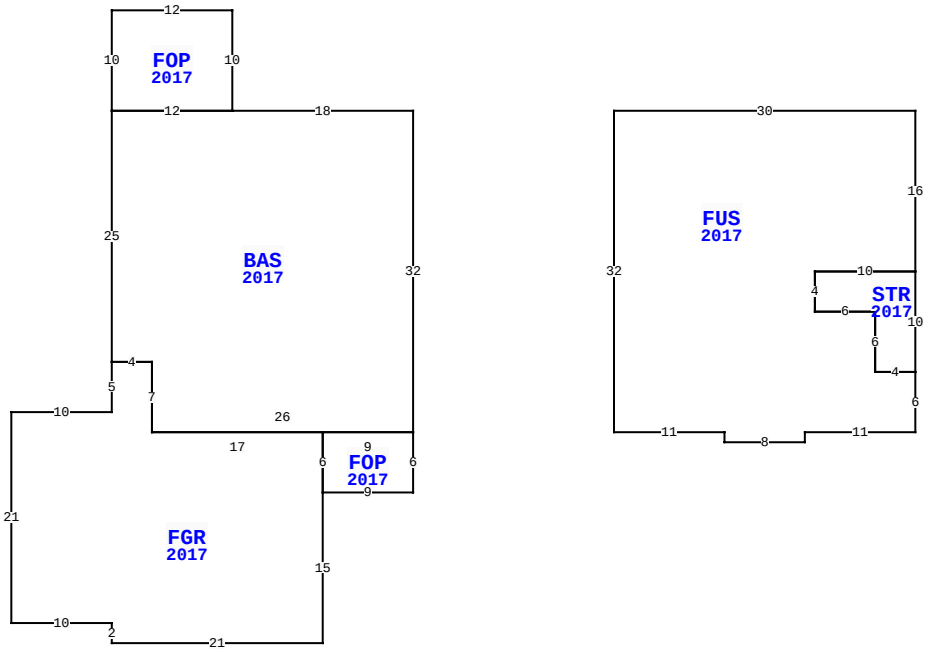
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	932	100	932	108,417
FGR	679	55	373	43,390
FOP	54	30	16	1,861
FOP	120	30	36	4,188
FUS	904	100	904	105,160
STR	64	10	6	698
TOTALS	2,753		2,267	263,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,267	125.5870	119.31	270,476	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1836 HX Base Yr 2021



84046 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		263,714
TOTAL MARKET OB/XF VALUE		6,713
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		325,427
SOH/AGL Deduction		88,933
ASSESSED VALUE		236,494
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		186,494
TOTAL JUST VALUE		325,427
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632802	CO ISSUED	0	01/03/2017
B1632802	NEW CONSTR	241,649	08/05/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2364/0337	5/27/2020	WD	Q	I	01	254,000
GRANTOR: TIMKO MACKENNAH						
GRANTEE: PULIDO JORGE A AGUI						
2094/0506	12/30/2016	WD	Q	I	01	232,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: TIMKO MACKENNAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W18 FOP=[YR=2017] N10 W12 S10 E12$ W12 S25 FGR=[YR=2017] S5 W10 S21 E10 S2 E21 N15 FOP=[YR=2017] E9 N6 W9 S6$ N6 W17 N7 W4$ E4 S7 E26 N32$ PTR= E20 FUS=[YR=2017] E30 S16 STR=[YR=2017] S10 W4 N6 W6 N4 E10$ W10 S4 E6 S6 E4 S6 W11 S1 W8 N1 W11 N32$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	100	23	3	69.00	SF	6.50	6.50	100	2017	2017	3	97	435	
2	0811	CONCRETE B	0	100	0	0	898.00	SF	5.20	5.20	100	2017	2017	3	97	4,530	
3	0476	VF 6 SBPL	0	100	0	0	50.00	LF	32.00	32.00	100	2017	2017	3	92	1,472	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 6,713

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	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							

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