LOT 702
HERON ISLES PHASE THREE B
PBK 8/138

TAYLOR WILLIAM C
84148 SWALLOWTAIL DRIVE
YULEE, FL 32097

2024

37-3N-28-0745-0702-0000

NASSAU COUNTY PROPERTY

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		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

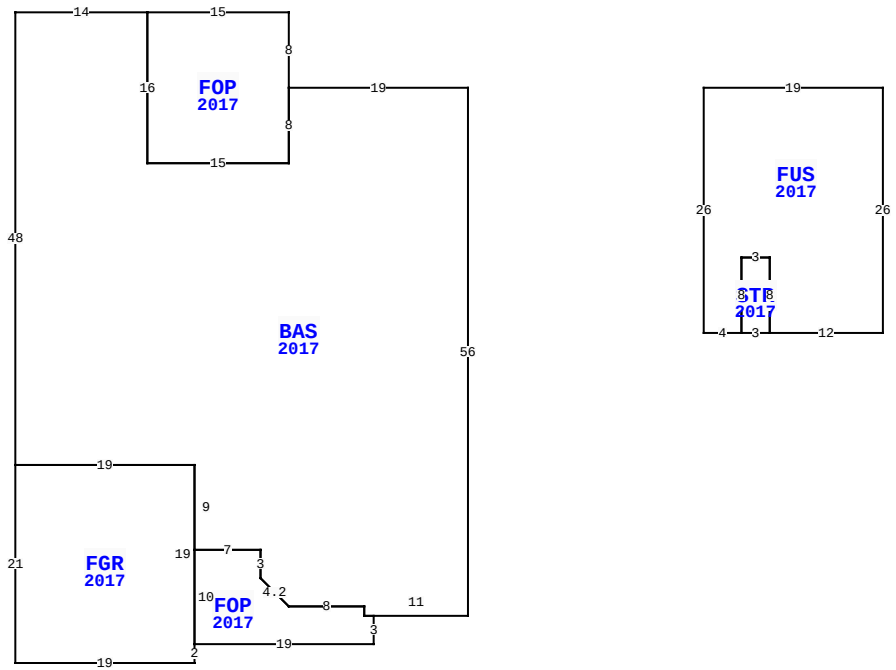
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,312	100	2,312	261,149
FGR	399	55	219	24,737
FOP	122	30	37	4,179
FOP	240	30	72	8,132
FUS	470	100	470	53,089
STR	24	10	2	226
TOTALS	3,567		3,112	351,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,112	121.9460	115.85	360,525	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2018 Heated Area: 2782 HX Base Yr 2018



84148 SWALLOWTAIL DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		351,512
TOTAL MARKET OB/XF VALUE		3,398
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		409,910
SOH/AGL Deduction		144,415
ASSESSED VALUE		265,495
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		215,495
TOTAL JUST VALUE		409,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2004284	H/AC	4,426	06/01/2020
B1702235	CO ISSUED	0	07/26/2017
B1702235	DREAM FINDERS	342,976	03/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2279/0689	5/29/2019	QC	U	I	11	100
GRANTOR: TAYLOR AMBER						
GRANTEE: TAYLOR WILLIAM C						
2140/0720	7/26/2017	WD	Q	I	01	274,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: TAYLOR WILLIAM C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W19 FOP=[YR=2017] N8 W15 S16 E15 N8$ S8 W15 N16 W14 S48 FGR=[YR=2017] S21 E19 N2 FOP=[YR=2017] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10$ N19 W19$ E19 S9 E7 S3 D3 R3 E8 S1 E11 N56$ PTR= E25 FUS=[YR=2017] E19 S26 W12 STR=[YR=2017] W3 N8 E3 S8$ N8 W3 S8 W4N26$ W25$.

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	9	3	27.00	SF	6.50	6.50	100	2017	2017	3	97	170	
2	0810	CONCRETE A	0	100	0	0	512.00	SF	6.50	6.50	100	2017	2017	3	97	3,228	

LAND DESCRIPTION

TOTAL OB/XF 3,398

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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS