LOT 718
HERON ISLES PHASE THREE C
PBK 8/177

BELL MITCHELL & ALIVIA
96006 SHALLOWTAIL LN
YULEE, FL 32097

2024

37-3N-28-0745-0718-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

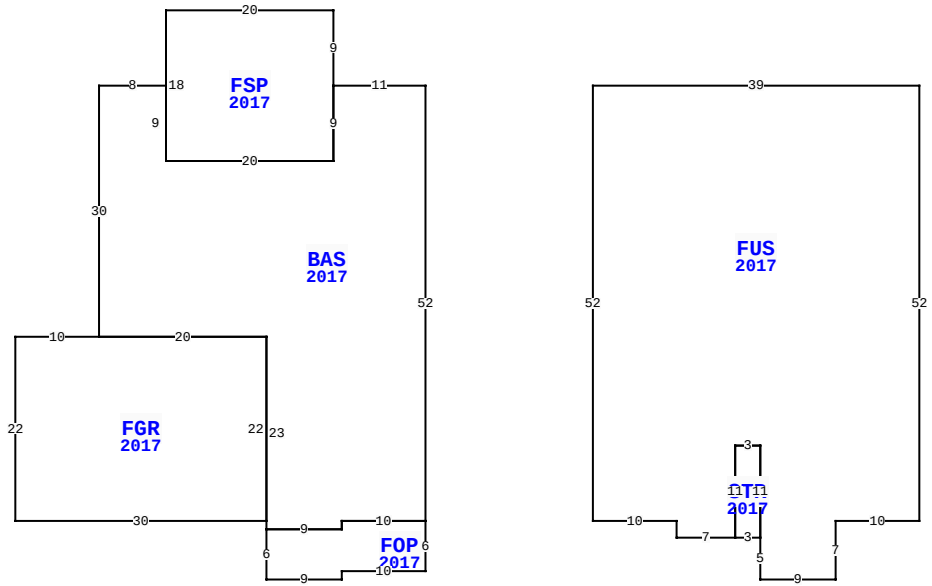
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	4038.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	1,417	142,354
FGR	660	55	363	36,468
FOP	114	30	34	3,416
FSP	360	40	144	14,466
FUS	2,078	100	2,078	208,758
STR	33	10	3	301
TOTALS	4,662		4,039	405,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,039	108.5128	103.09	416,381	2017	2017	0	0	0	2.55	97.45

1 SINGLE FAM – 100% - 2023 Heated Area: 3495 HX Base Yr 2023



96006 SHALLOWTAIL LN, 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		405,763
TOTAL MARKET OB/XF VALUE		9,967
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		470,730
SOH/AGL Deduction		4,645
ASSESSED VALUE		466,085
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		416,085
TOTAL JUST VALUE		470,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706224	CO ISSUED	0	01/05/2018
B1706224	SCRN ENCLOSRE	4,132	10/01/2017
B1705904	NEW CONSTR	438,618	07/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2538/1218	2/11/2022	WD	Q	I	01	475,000
GRANTOR: HINGLETON PHILLIP NAT						
GRANTEE: BELL MITCHELL & ALI						
2169/0942	12/29/2017	WD	Q	I	01	326,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HINGLETON PHILLIP N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W11 FSP=[YR=2017] N9 W20 S18 E20 N9$ S9 W20 N9 W8 S30 FGR=[YR=2017] W10 S22 E30 N22 W20$ E20 S23 FOP=[YR=2017] S6 E9 N1 E10 N6 W10 S1 W9$ E9 N1 E10 N52$ PTR= E20 FUS=[YR=2017] E39 S52 W10 S7 W9 N5 STR=[YR=2017] W3 N11 E3 S11$ N11 W3 S11 W7 N2 W10 N52$ 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	8	7	56.00	SF	6.50	6.50	100	2017	2017	3	97	353	
2	0812	CONCRETE C	0	100	0	0	1,132.00	SF	4.00	4.00	100	2017	2017	3	97	4,392	
3	0476	VF 6 SBPL	0	100	0	0	168.00	LF	32.00	32.00	100	2017	2017	3	92	4,946	
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 9,967

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 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