

LOT 720  
IN OR 2185/104  
HERON ISLES PHASE THREE C

KOMACK CHRISTOPHER & HEIDI/KALCEVIC SUSAN  
96014 SHALLOWTAIL LANE  
YULEE, FL 32097

2024

37-3N-28-0745-0720-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 11 | CLAY TILE 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 6 100          |
| Bathrooms                |    | 4 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 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       | 2,335            | 100         | 2,335        | 251,476              |
| FGR       | 380              | 55          | 209          | 22,509               |
| FOP       | 50               | 30          | 15           | 1,616                |
| FSP       | 120              | 40          | 48           | 5,169                |
| FUS       | 470              | 100         | 470          | 50,618               |
| PTO       | 90               | 5           | 4            | 431                  |
| STR       | 24               | 10          | 2            | 215                  |

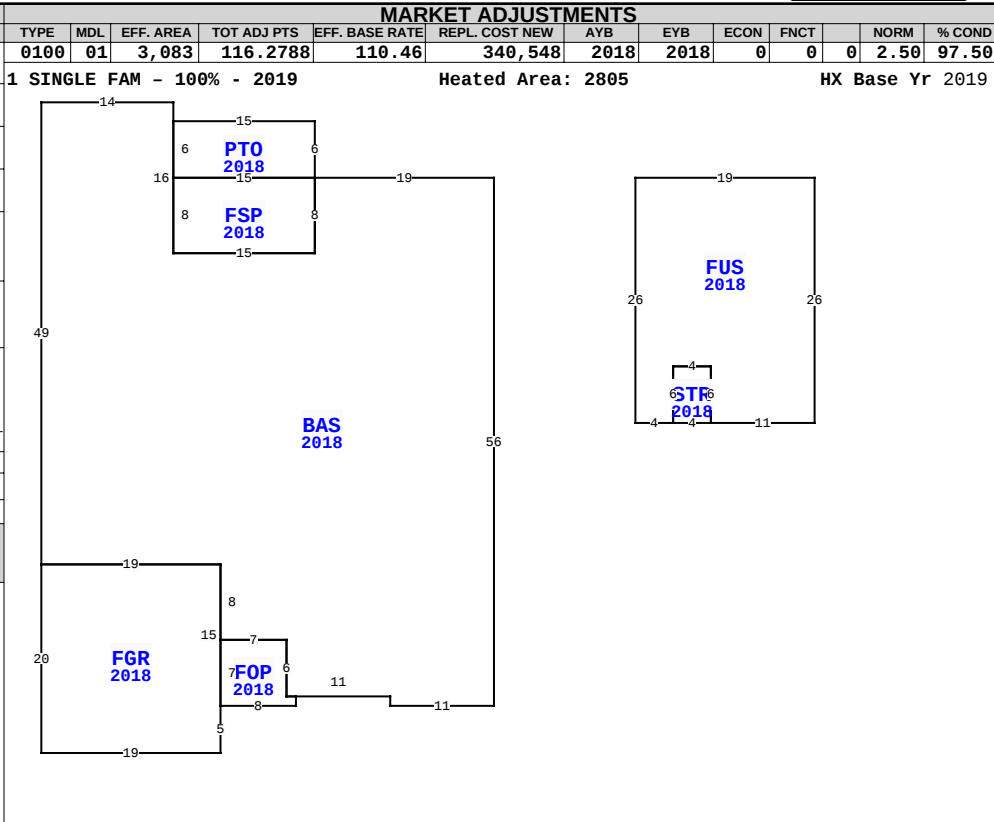
|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,469 |  | 3,083 | 332,034 |
|--------|-------|--|-------|---------|

#### EXTRA FEATURES

| L N | 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   | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 592.00 | SF | 5.20  | 5.20           | 100       | 2018    | 2018        | 3 | 97     | 2,986           |       |
| 2   | 0810       | CONCRETE A  | 0   | 100 | 0 | 0 | 60.00  | SF | 6.50  | 6.50           | 100       | 2018    | 2018        | 3 | 97     | 378             |       |

#### LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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     |                             |      |         |      |     |    |        |



|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

|                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 96014 SHALLOWTAIL LN, YULEE |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

#### NASSAU COUNTY PROPERTY

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 4              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 332,034  |
| TOTAL MARKET OB/XF VALUE  |           | 3,364    |
| TOTAL LAND VALUE - MARKET |           | 55,000   |
| TOTAL MARKET VALUE        |           | 390,398  |
| SOH/AGL Deduction         |           | 166,265  |
| ASSESSED VALUE            |           | 224,133  |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000   |
| BASE TAXABLE VALUE        |           | 174,133  |
| TOTAL JUST VALUE          |           | 390,398  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 375,458  |

|            |             |         |            |
|------------|-------------|---------|------------|
| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
| C1708507   | CO ISSUED   | 0       | 03/21/2018 |
| B1708507   | NEW CONSTR  | 339,765 | 09/26/2017 |

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|            |             |         |            |
|            |             |         |            |
|            |             |         |            |
|            |             |         |            |

| SALES DATA                     |           |              |        |        |           |               |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2185/0104                      | 3/20/2018 | WD           | Q      | I      | 02        | 275,800       |
| GRANTOR: DREAM FINDERS HOMES L |           |              |        |        |           |               |
| GRANTEE: KOMACK CHRISTOPHER    |           |              |        |        |           |               |
| 2144/0579                      | 8/29/2017 | WD           | Q      | V      | 05        | 168,000       |
| GRANTOR: HERON ISLES JOINT VEN |           |              |        |        |           |               |
| GRANTEE: DREAM FINDERS HOMES   |           |              |        |        |           |               |

#### BUILDING NOTES

|                     |
|---------------------|
| BUILDING DIMENSIONS |
|---------------------|

BAS=[YR=2018] W19 PTO=[YR=2018] N6 W15 S6 FSP=[YR=2018] S8 E15 N8 W15\$ E15\$ S8 W15 N16 W14 S49 FGR=[YR=2018] S20 E19 N5 FOP=[YR=2018] E8 N1 W1 N6 W7 S7\$ N15 W19\$ E19 S8 E7 S6 E11 S1 E11 N56\$ PTR=E15 FUS=[YR=2018] E19 S26W11 STR=[YR=2018] W4 N6 E4 S6 \$ N6 W4 S6 W4 N26\$ W15\$.