

LOT 721
HERON ISLES PHASE THREE C
PBK 8/177

BRYANT DOUGLAS JR & TIFFANY
96017 SHALLOWTAIL LANE
YULEE, FL 32097

2024

37-3N-28-0745-0721-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

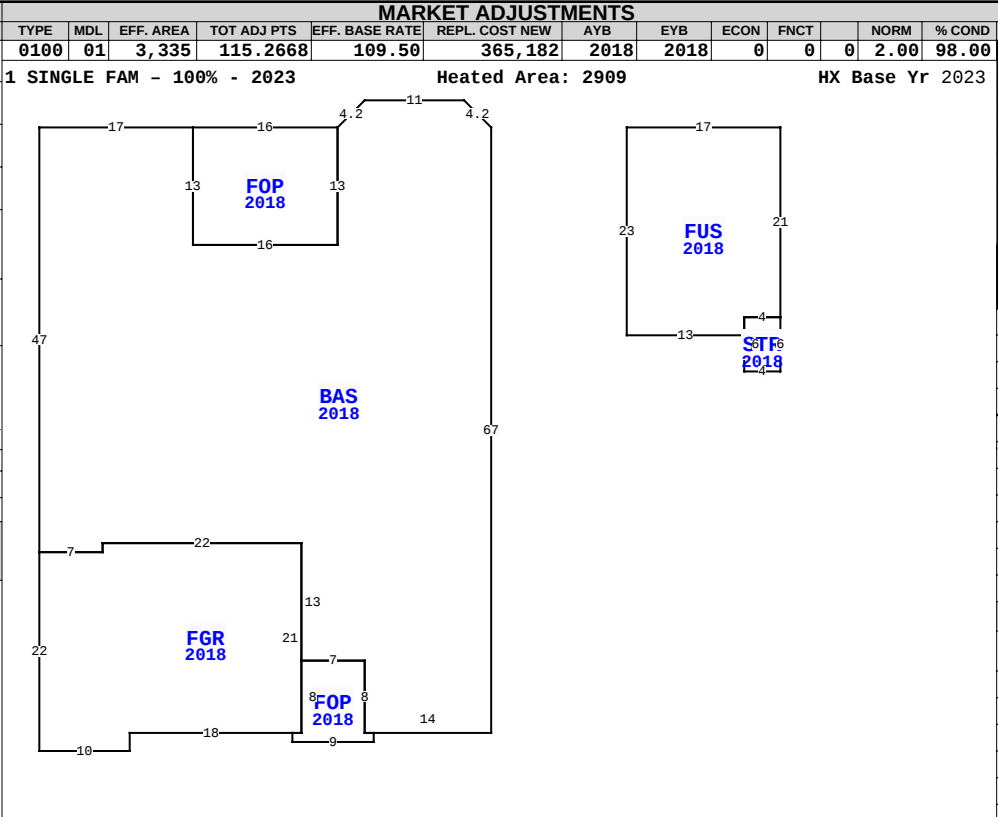
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4038.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,526	100	2,526	271,065
FGR	622	55	342	36,700
FOP	65	30	20	2,146
FOP	208	30	62	6,653
FUS	383	100	383	41,100
STR	24	10	2	215

TOTALS	3,828		3,335	357,878
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	924.00	SF	5.20
2	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50
3	0476	VF 6 SBPL	1	100	0	0	60.00	LF	32.00
4	0470	VNYL GATE	1	100	0	0	2.00	UT	300.00
5	0912	SCRN RM G	1	100	0	0	912.00	SF	20.00
6	0861	POOL GUNIT	1	100	0	0	392.00	SF	85.00
7	0855	CONC PAVER	1	100	0	0	520.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00



96017 SHALLOWTAIL LN, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
									64,395

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			357,878
TOTAL MARKET OB/XF VALUE			64,395
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			477,273
SOH/AGL Deduction			84,870
ASSESSED VALUE			392,403
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			342,403
TOTAL JUST VALUE			477,273
NCON VALUE			59,280
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			401,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230004636	POOL ENCL 912 SF	18,129	04/11/2023
22018349	SWIM POOL	85,665	12/13/2022
B1708508	CO ISSUED	0	04/02/2018
B1708508	NEW CONSTR	365,102	09/26/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2587/1605	8/29/2022	WD	Q	I	01
GRANTOR: OP GOLD LLC					
GRANTEE: BRYANT DOUGLAS JR &					
2587/1477	8/29/2022	WD	U	I	11
GRANTOR: OP GOLD LLC					
GRANTEE: BRYANT DOUGLAS JR &					

BUILDING NOTES									
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BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W11 D3 L3 FOP=[YR=2018] W16 S13 E16
N13\$ S13 W16 N13 W17 S47 FGR=[YR=2018] S22 E10 N2 E18
FOP=[YR=2018] S1 E9 N1 W1 N8 W7 S8 W1\$ E1 N21 W22 S1 W7\$ E7
N1 E22 S13 E7 S8 E14 N67\$ PTR=E15 FUS=[YR=2018] E17 S21
STR=[YR=2018] S6 W4 N6 E4\$ W4 S2 W13 N23\$ W15\$.