

LOT 648
IN OR 1957/1225
HERON ISLES PHASE THREE A

WICKLESS MITCHELL
84031 SWALLOWTAIL DR
YULEE, FL 32097

2025

37-3N-28-0742-0648-0000



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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

NEIGHBORHOOD/LOC 4038.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,492	100	2014	1,492	169,478
FGR	484	55	2014	266	30,216
FOP	226	30	2014	68	7,724
FSP	120	40	2014	48	5,452
TOTALS	2,322			1,874	212,870

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	696.00	SF	5.20
2	0462	ST/AL FNC	0	100	0	0	144.00	SF	10.00
3	0476	VF 6 SBPL	0	100	0	0	96.00	LF	32.00

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,874	119.5698	119.57	224,074	2014	2014	0	0	0	5.00	95.00
1 SINGLE FAM - 100% - 2023 Heated Area: 1492 HX Base Yr 2023												
84031 SWALLOWTAIL DR, YULEE												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF 7,035												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		212,870	
TOTAL MARKET OB/XF VALUE		7,035	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		284,905	
SOH/AGL Deduction		1,763	
ASSESSED VALUE		283,142	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		232,420	
TOTAL JUST VALUE		284,905	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		275,162	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429372	CO ISSUED	0	12/29/2014
B1429372	NEW CONSTR	195,401	09/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1957/1225	12/26/2014	WD	Q	I	01	157,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WICKLESS MITCHELL						
1932/0224	8/01/2014	WD	Q	V	05	105,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2014] W17 FSP=[YR=2014] N10 W12 S10 E12 \$ W26 S48 FOP=[YR=2014] S6 E23 N6 FGR=[YR=2014] E20 N22 W22 S22E2 \$W2 N11 W8 S11 W13 \$ E13 N11 E8 N11 E22 N26 \$.									