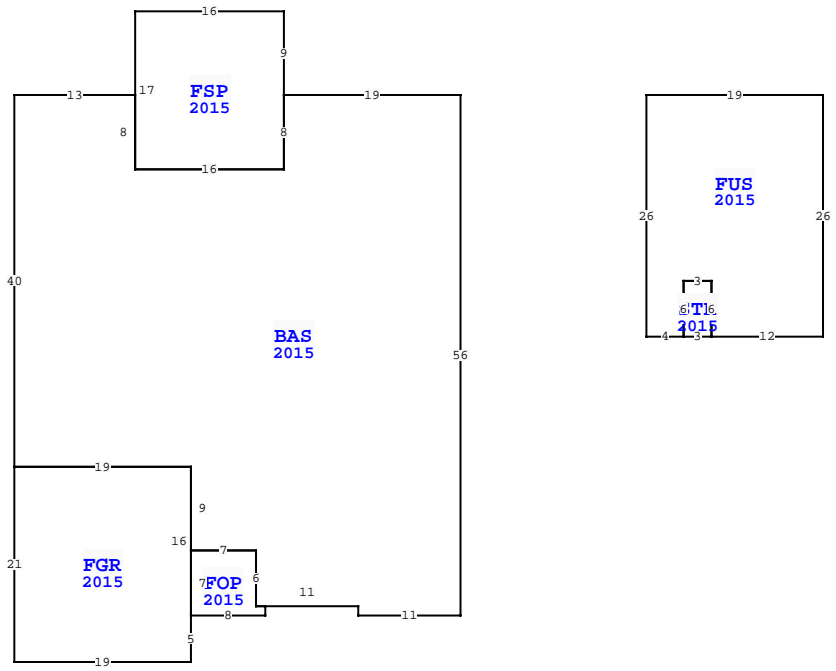




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME	100
Stories	2.	2. 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
BAS	2,196	100	2015
FGR	399	55	2015
FOP	50	30	2015
FSP	272	40	2015
FUS	476	100	2015
STR	18	10	2015
TOTALS	3,411		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,017	113.5050	113.50	342,430	2015	2015	0	0	4.00	96.00
1 SINGLE FAM - 100% - 2016										Heated Area: 2672	HX Base Yr 2016



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			328,733
TOTAL MARKET OB/XF VALUE			6,348
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			400,081
SOH/AGL Deduction			162,608
ASSESSED VALUE			237,473
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			186,751
TOTAL JUST VALUE			400,081
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			390,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530598	CO ISSUED	0	09/29/2015
B1530598	NEW CONSTR	326,164	06/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2006/0697	9/28/2015	WD Q	Q	I	02	221,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WHITE ERIC & LINDA						
1966/0229	3/03/2015	WD Q	Q	V	05	105,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

EXTRA FEATURES															BLD DATE		LGL DATE		
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	BLD DATE	LGL DATE
1	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2015	2015	3	95	222		05/13/2025	MLU
2	0811	CONCRETE B	0	100	0	0	511.00	SF	5.20	5.20	100	2015	2015	3	95	2,524			
3	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2015	2015	3	87	3,341			
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	87	261			
TOTALS																	6,348		

BUILDING NOTES									
84067 SWALLOWTAIL DR, YULEE									

BUILDING DIMENSIONS									
BAS=[YR=2015] W19 FSP=[YR=2015] N9 W16 S17 E16 N8 S8 W16 N8 W13 S40 FGR=[YR=2015] S21 E19 N5 FOP=[YR=2015] E8 N1 W1 N6 W7 S7 S16 W19 S19 E7 S6 E11 S1 E11 N56 PTR= E20 FUS=[YR=2015] E19 S26 W12 STR=[YR=2015] W3 N6 E3 S6 S6 N6 W3 S6 W4 N26 S W20 S.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							