

LOT 706
HERON ISLES PHASE THREE A
PBK 8/79

DEHAR LEILLA VII
84094 SWALLOWTAIL DR
YULEE, FL 32097

2025

37-3N-28-0742-0706-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

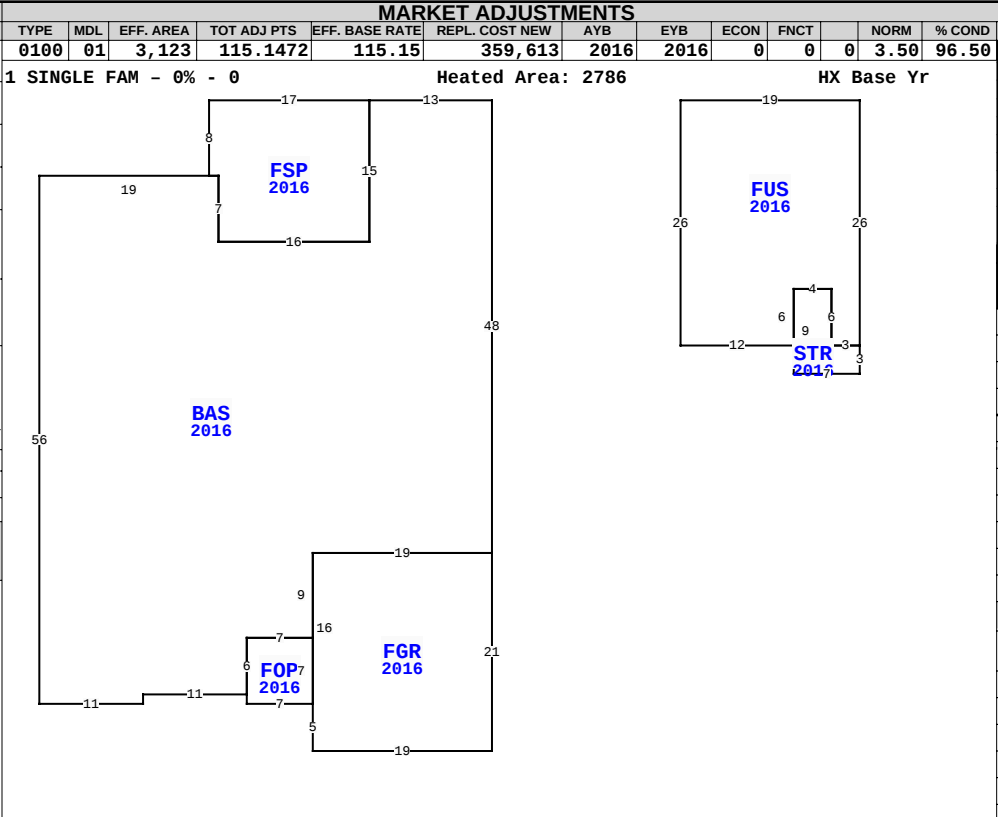
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,316	100	2016	2,316	257,353
FGR	399	55	2016	219	24,335
FOP	49	30	2016	15	1,667
FSP	248	40	2016	99	11,001
FUS	470	100	2016	470	52,227
STR	45	10	2016	4	445

TOTALS	3,527			3,123	347,027
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	12	3	36.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	0	0	0	550.00	SF	5.20	5.20	
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	
4	0462	ST/AL FNC	0	0	160	0	640.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
8,465											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	347,027		
TOTAL MARKET OB/XF VALUE	8,465		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	420,492		
SOH/AGL Deduction	22,244		
ASSESSED VALUE	398,248		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	398,248		
TOTAL JUST VALUE	420,492		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	410,854		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531508	CO ISSUED	0	04/27/2016
B1531507	NEW CONSTR	338,348	12/03/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2786/1009	4/24/2025	WD	Q	I	01	495,000
GRANTOR: WHITE MICHAEL C						
GRANTEE: DEHAR LEILLA VII						
2372/0227	6/26/2020	WD	Q	I	01	287,600
GRANTOR: HINCHLIFFE FARRAH						
GRANTEE: WHITE MICHAEL C						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W13 FSP=[YR=2016] W17 S8 E1 S7 E16 N15\$ S15 W16 N7 W19 S56 E11 N1 E11 FOP=[YR=2016] S1 E7 FGR=[YR=2016] S5 E19 N21 W19 S16\$ N7 W7 S6\$ N6 E7 N9 E19 N48\$ PTR=E20 FUS=[YR=2016] E19 S26 STR=[YR=2016] S3 W7 N9 E4 S6 E3\$ W3 N6 W4 S6 W12 N26\$ W20\$.											