LOT 707
IN OR 2014/455
HERON ISLES PHASE THREE A

EVANS-HUBBARD DOROTHY ANNE/HUBBARD LARRY
84082 SWALLOWTAIL DR
YULEE, FL 32097

2025

37-3N-28-0742-0707-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

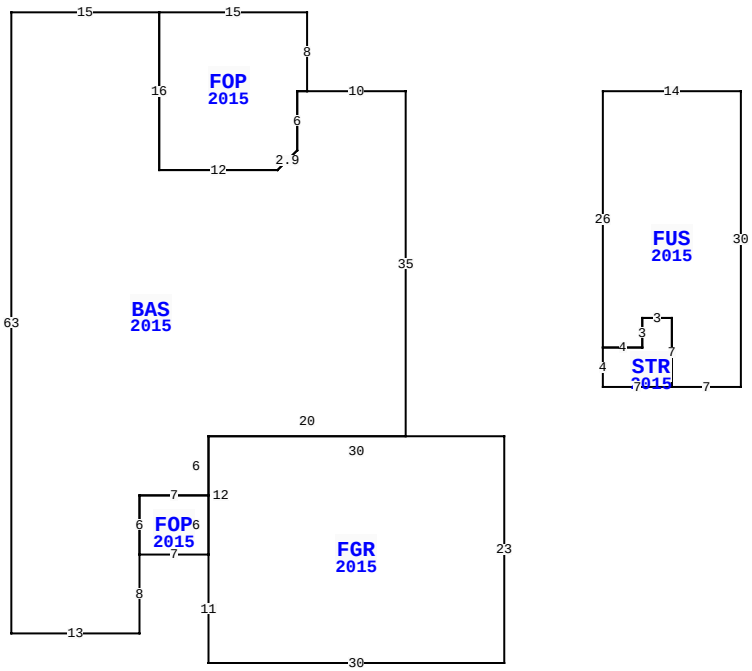
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	2015	1,712	203,435
FGR	690	55	2015	380	45,155
FOP	42	30	2015	13	1,545
FOP	230	30	2015	69	8,199
FUS	383	100	2015	383	45,512
STR	37	10	2015	4	475
TOTALS	3,094			2,561	304,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,561	123.7824	123.78	317,001	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2017 Heated Area: 2095 HX Base Yr 2017



84082 SWALLOWTAIL DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		304,321
TOTAL MARKET OB/XF VALUE		5,483
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		374,804
SOH/AGL Deduction		139,902
ASSESSED VALUE		234,902
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		184,180
TOTAL JUST VALUE		374,804
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530744	NEW CONSTR	274,593	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2014/0455	11/13/2015	WD	Q	I	01	218,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: EVANS-HUBBARD DOROT						
1968/0186	3/10/2015	WD	Q	V	05	105,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W10 FOP=[YR=2015] N8 W15 S16 E12 U2 R2 N6 E1$ W1 S6 D2 L2 W12 N16 W15 S63 E13 N8 FOP=[YR=2015] E7 FGR=[YR=2015] S11 E30 N23 W30 S12$ N6 W7 S6$ N6 E7 N6 E20 N35$ PTR=E20 FUS=[YR=2015] E14 S30 W7 STR=[YR=2015] W7 N4 E4 N3 E3 S7$ N7 W3 S3 W4 N26$ W20$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	0	0	888.00	SF	6.50	6.50	100	2015	2015	3	95	5,483	

LAND DESCRIPTION

TOTAL OB/XF 5,483

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 07/17/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS