LOT 708
IN OR 2009/988
HERON ISLES PHASE THREE A

SIMMONS JOSHUA & STEPHANIE
84070 SWALLOWTAIL DR
YULEE, FL 32097

2025

37-3N-28-0742-0708-0000

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	14	CARPET 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

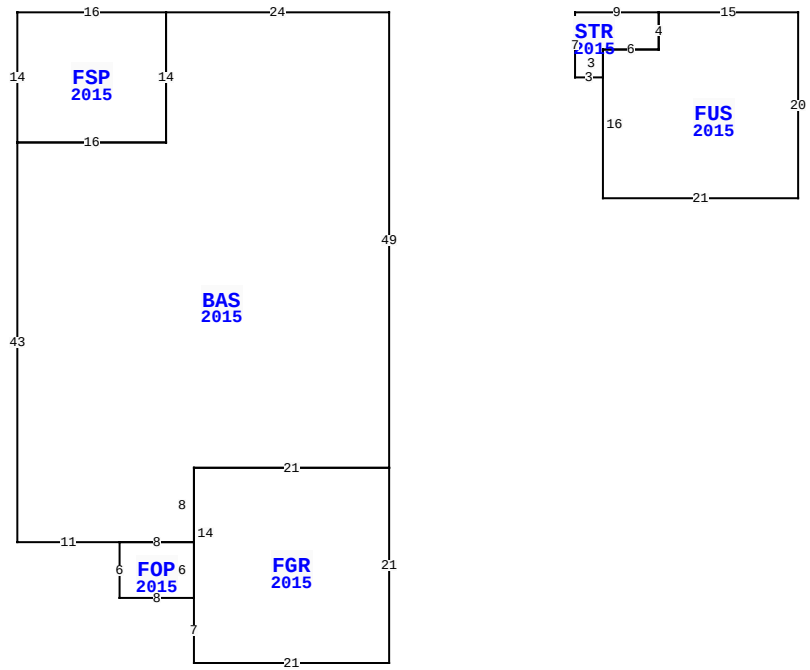
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100	2015	1,888	218,875
FGR	441	55	2015	243	28,171
FOP	48	30	2015	14	1,623
FSP	224	40	2015	90	10,433
FUS	396	100	2015	396	45,908
STR	45	10	2015	4	464
TOTALS	3,042			2,635	305,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,635	120.7584	120.76	318,203	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2017 Heated Area: 2284 HX Base Yr 2017



84070 SWALLOWTAIL DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		305,475
TOTAL MARKET OB/XF VALUE		55,478
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		425,953
SOH/AGL Deduction		144,295
ASSESSED VALUE		281,658
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		230,936
TOTAL JUST VALUE		425,953
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008976	SWIM POOL	101,086	10/01/2022
B1530557	CO ISSUED	0	10/16/2015
B1530557	NEW CONSTR	282,685	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2009/0988	10/16/2015	WD	Q	I	01	220,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SIMMONS JOSHUA & ST						
1951/0493	12/05/2014	WD	Q	V	05	105,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W24 FSP=[YR=2015] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2015] S6 E8 FGR=[YR=2015] S7 E21 N21 W21 S14$ N6 W8$ E8 N8 E21 N49$ PTR=E20 STR=[YR=2015] E9 FUS=[YR=2015] E15 S20 W21 N16 E6 N4$ S4 W6 S3 W3 N7$ 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	616.00	SF	6.50	6.50	100	2015	2015	3	95	3,804	
2	0476	VF 6 SBPL	0	100	0	0	30.00	LF	32.00	32.00	100	2016	2016	3	89	854	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
4	0479	VF PICKET	0	100	0	0	90.00	LF	10.00	10.00	100	2016	2016	3	89	801	
5	0861	POOL GUNIT	1	100	0	0	537.00	SF	85.00	85.00	100	2023	2023		98	44,732	
6	0855	CONC PAVER	1	100	0	0	502.00	SF	10.00	10.00	100	2023	2023		100	5,020	

LAND DESCRIPTION

TOTAL OB/XF 55,478

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	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							

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