LOT 709
IN OR 2064/1848
HERON ISLES PHASE THREE A

PAQUETTE JEANNIE
84058 SWALLOWTAIL DR
YULEE, FL 32097

2025

37-3N-28-0742-0709-0000

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 50
Interior Floo	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

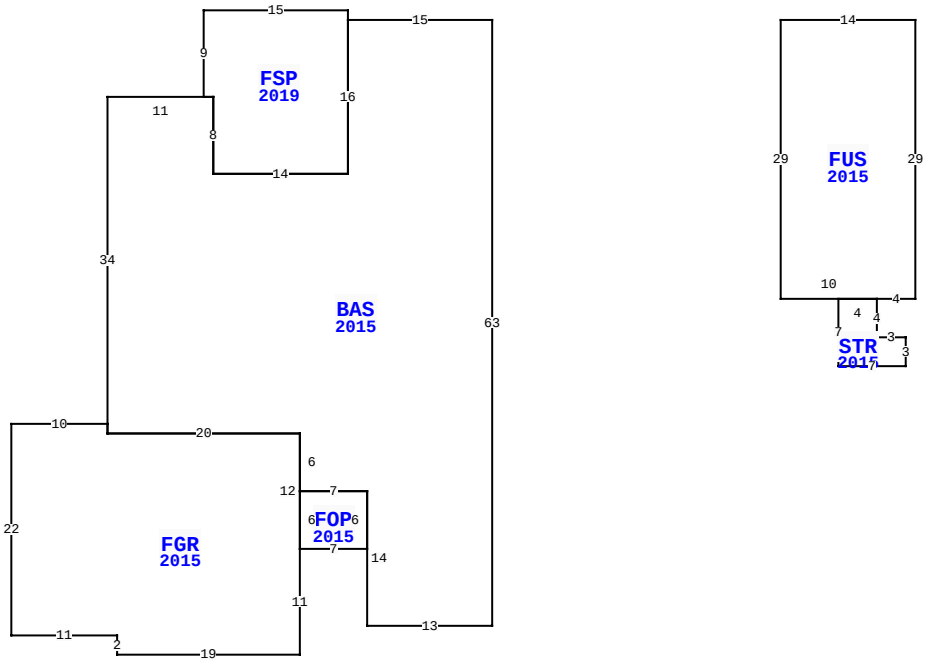
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100	2015	1,710	196,090
FGR	678	55	2015	373	42,773
FOP	42	30	2015	13	1,491
FSP	247	40	2019	99	11,353
FUS	406	100	2015	406	46,557
STR	37	10	2015	4	459
TOTALS	3,120			2,605	298,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,605	119.4480	119.45	311,167	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2017 Heated Area: 2116 HX Base Yr 2017



84058 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		298,720
TOTAL MARKET OB/XF VALUE		7,638
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		371,358
SOH/AGL Deduction		138,530
ASSESSED VALUE		232,828
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		127,106
TOTAL JUST VALUE		371,358
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429620	CO ISSUED	0	02/11/2015
B1429620	NEW CONSTR	271,668	11/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2064/1848	7/29/2016	WD	Q	I	01	255,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PAQUETTE JEANNIE						
1946/0464	11/04/2014	WD	Q	V	05	70,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W15 FSP=[YR=2019] N1 W15 S9 E1 S8 E14 N16 $ S16 W14 N8 W11 S34 FGR=[YR=2015] W10 S22 E11 S2 E19 N11 FOP=[YR=2015] E7 N6 W7 S6 $ N12 W20 N1 $ S1 E20 S6 E7 S14 E13 N63 $ PTR= E30 FUS=[YR=2015] E14 S29 W4 STR=[YR=2015] S4 E3 S3 W7 N7 E4$ W10 N29$ W30$.

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	917.00	SF	6.50	6.50	100	2015	2015	3	95	5,662	
2	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2016	2016	3	89	1,709	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

LAND DESCRIPTION

TOTAL OB/XF 7,638

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