

LOT 710
HERON ISLES PHASE THREE A
PBK 8/79

PULIDO JORGE A AGUILAR/ARREOLA WENDY
84046 SWALLOWTAIL DR
YULEE, FL 32097

2025

37-3N-28-0742-0710-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

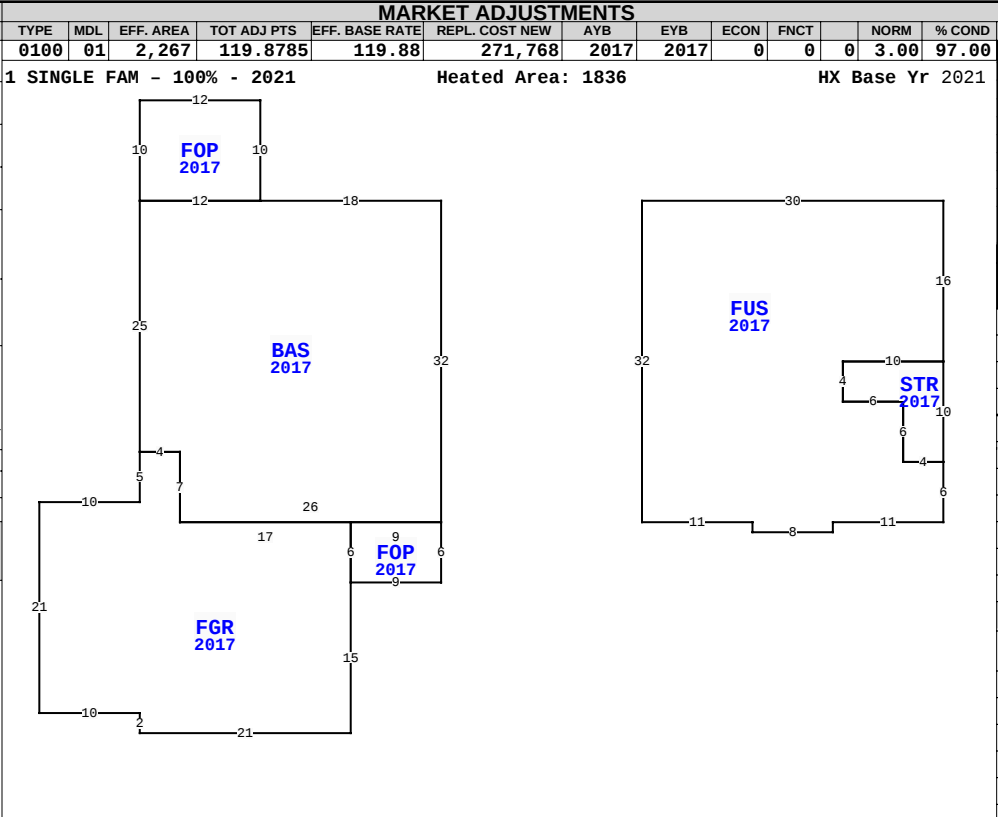
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	932	100	2017	932	108,376
FGR	679	55	2017	373	43,374
FOP	54	30	2017	16	1,860
FOP	120	30	2017	36	4,187
FUS	904	100	2017	904	105,121
STR	64	10	2017	6	697

TOTALS	2,753			2,267	263,615
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	23	3	69.00	SF	6.50	6.50
2	0811	CONCRETE B	0 100	0	0	898.00	SF	5.20	5.20
3	0476	VF 6 SBPL	0 100	0	0	50.00	LF	32.00	32.00
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00



84046 SWALLOWTAIL DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/13/2025
	INC DATE		AG DATE	MLU

TOTAL OB/XF									
									6,624

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		263,615	
TOTAL MARKET OB/XF VALUE		6,624	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		335,239	
SOH/AGL Deduction		91,887	
ASSESSED VALUE		243,352	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		192,630	
TOTAL JUST VALUE		335,239	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		325,427	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632802	CO ISSUED	0	01/03/2017
B1632802	NEW CONSTR	241,649	08/05/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2364/0337	5/27/2020	WD	Q	I	01
GRANTOR: TIMKO MACKENNAH					SALE PRICE
GRANTEE: PULIDO JORGE A AGUI					254,000
2094/0506	12/30/2016	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					232,300
GRANTEE: TIMKO MACKENNAH					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W18 FOP=[YR=2017] N10 W12 S10 E12\$ W12 S25 FGR=[YR=2017] S5 W10 S21 E10 S2 E21 N15 FOP=[YR=2017] E9 N6 W9 S6\$ N6 W17 N7 W4\$ E4 S7 E26 N32\$ PTR= E20 FUS=[YR=2017] E30 S16 STR=[YR=2017] S10 W4 N6 W6 N4 E10\$ W10 S4 E6 S6 E4 S6 W11 S1 W8 N1 W11 N32\$W20 \$.									