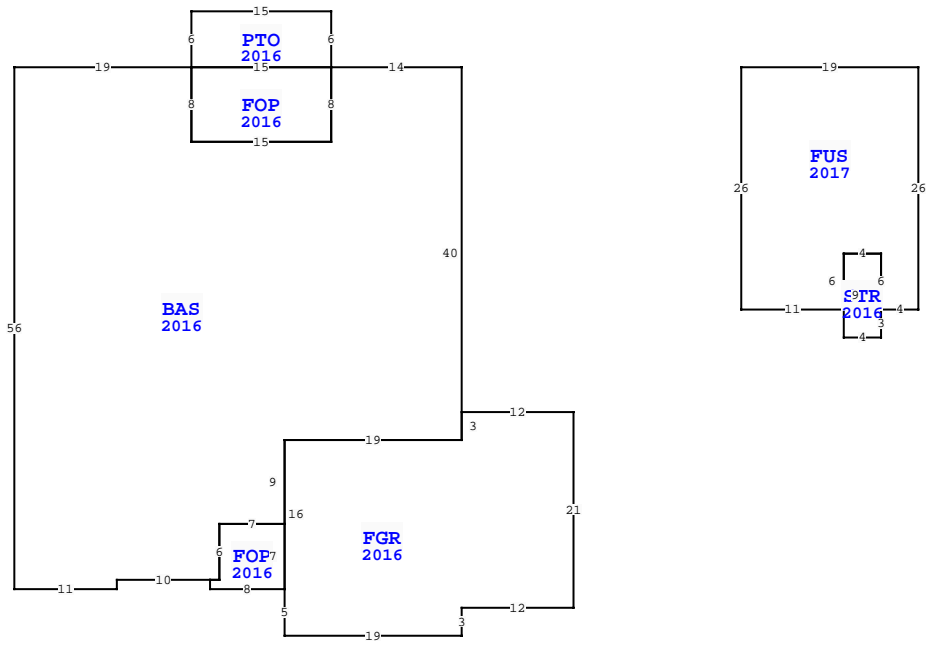


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
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
BAS	2,204	100
FGR	651	55
FOP	50	30
FOP	120	30
FUS	470	100
PTO	90	5
STR	36	10
TOTALS	3,621	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,091	112.5390	112.54	347,861	2016	2016	0	0	4.00	96.00
1 SINGLE FAM - 100% - 2017 Heated Area: 2674 HX Base Yr 2017											



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		333,947
TOTAL MARKET OB/XF VALUE		4,644
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		403,591
SOH/AGL Deduction		149,590
ASSESSED VALUE		254,001
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		203,279
TOTAL JUST VALUE		403,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632489	CO ISSUED	0	10/24/2016
B1632489	NEW CONSTR	334,551	06/10/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2088/0364	10/24/2016	WD	U	I	11	100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LOOR WALTER LEONARD						
2080/0007	10/24/2016	WD	Q	I	01	254,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LOOR WALTER LEONARD						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0	100	0	0		940.00	SF	5.20	

TOTAL OB/XF											
84131 SWALLOWTAIL DR, YULEE											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/13/2025	MLU				

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2016] W14 PTO=[YR=2016] N6 W15 S6 FOP=[YR=2016] S8 E15 N8 W15 \$ E15 \$ S8 W15N8 W19 S56 E11 N1 E10 FOP=[YR=2016] S1 E8 FGR=[YR=2016] S5 E19 N3 E12 N21 W12 S3 W19 S16 \$ N7 W7 S6 W1 \$ E1 N6 E7 N9 E19 N40 \$ PTR= E30 FUS=[YR=2017] E19 S26 W4 STR=[YR=2016] S3 W4 N9 E4 S6 \$ N6 W4 S6 W11 N26 \$ W30 \$.											

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