



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	90
Exterior Wall	21	STONE	10
Roof Structure	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		5	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
BAS	1,437	100	2017
FGR	684	55	2017
FOP	114	30	2017
FSP	180	40	2017
FUS	2,078	100	2017
PTO	152	5	2017
STR	33	10	2017
TOTALS	4,678		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2024		Heated Area: 3515						
HX Base Yr											
BLD DATE						LGL DATE					
XF DATE						LAND DATE	05/13/2025	MLU			
INC DATE						AG DATE					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			407,149
TOTAL MARKET OB/XF VALUE			12,195
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			484,344
SOH/AGL Deduction			0
ASSESSED VALUE			484,344
TOTAL EXEMPTION VALUE	13		484,344
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			484,344
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			474,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632923	CO ISSUED	0	02/06/2017
B1632923	NEW CONSTR	433,124	08/25/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2100/0854	2/06/2017	WD Q	Q	I	01	306,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GAINES TIMOTHY RAY						
2062/1496	7/26/2016	WD Q	Q	V	05	259,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

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	Q	% COND	OB/XF MKT VALUE	NOTES			
1	0810	CONCRETE A	0	100	9	3			27.00	SF	6.50	6.50	100	2017	2017	3	96	168	
2	0812	CONCRETE C	0	100	0	0			1,557.00	SF	4.00	4.00	100	2017	2017	3	96	5,979	
3	0470	VNYL GATE	0	100	0	0			1.00	UT	300.00	300.00	100	2017	2017	3	90	270	
4	0476	VF 6 SBPL	0	100	0	0			144.00	LF	32.00	32.00	100	2017	2017	3	90	4,147	
5	0463	FENCE GATE	0	100	0	0			1.00	UT	300.00	300.00	100	2017	2017	3	90	270	
6	0462	ST/AL FNC	0	100	42	0			168.00	SF	10.00	10.00	100	2017	2017	3	81	1,361	

BUILDING NOTES	
84172 SWALLOWTAIL DR, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=2017] W11 PTO=[YR=2017] N10 W8 S4 W12 S6 E20\$	
FSP=[YR=2017] W20 S9 E20 N9\$ S9 W20 N9 W8 S28 FGR=[YR=2017]	
W12 S22 E12 S2 E20 N21 W20 N3\$ S3 E20 S22 FOP=[YR=2017] S6	
E9 N1 E10 N6 W10 S1 W9\$ E9 N1 E10 N52\$ PTR= W70 FUS=[YR=2017]	
W39 S52 E10 S2 E7 STR=[YR=2017] E3 N11 W3 S11\$ N11 E3 S16 E9	
N7 E10 N52\$ E70\$.	

LAND DESCRIPTION		TOTAL OB/XF															12,195							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							