LOT 701
HERON ISLES PHASE THREE B
PBK 8/138

KRAUS ROBIN
84160 SWALLOWTAIL DRIVE
YULEE, FL 32097

2025

37-3N-28-0745-0701-0000

NASSAU COUNTY PROPERTY

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

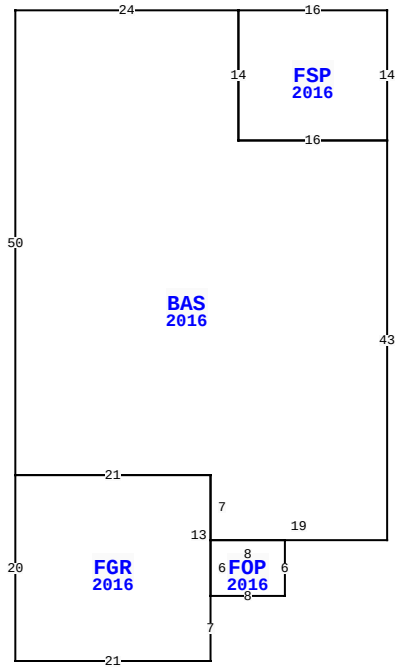
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	2016	1,909	218,944
FGR	420	55	2016	231	26,493
FOP	48	30	2016	14	1,606
FSP	224	40	2016	90	10,323
TOTALS	2,601			2,244	257,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,244	118.8495	118.85	266,699	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 0% - 0 Heated Area: 1909 HX Base Yr



84160 SWALLOWTAIL DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	257,365
TOTAL MARKET OB/XF VALUE	2,915
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	325,280
SOH/AGL Deduction	11,851
ASSESSED VALUE	313,429
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	313,429
TOTAL JUST VALUE	325,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	315,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632929	CO ISSUED	0	12/29/2016
B1632929	NEW CONSTR	240,310	08/25/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2403/0241	10/23/2020	WD	Q	I	01	278,000
GRANTOR: HAGA JUSTIN & JANA						
GRANTEE: KRAUS ROBIN						
2095/1379	12/30/2016	WD	Q	I	01	209,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HAGA JUSTIN & JANA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2016] W16 BAS=[YR=2016] W24 S50 FGR=[YR=2016] S20 E21 N7 FOP=[YR=2016] E8 N6 W8 S6 $ N13 W21 $ E21 S7 E19 N43 W16 N14 $ S14 E16 N14 $.

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	0811	CONCRETE B	0	0	0	0	590.00	SF	5.20	5.20	100	2016	2016	3	95	2,915	

LAND DESCRIPTION

TOTAL OB/XF 2,915

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	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS