

LOT 703
HERON ISLES PHASE THREE B
PBK 8/138

QUARTERMAN LEANNA & JESSIE
84136 SWALLOWTAIL DR
YULEE, FL 32097

2025

37-3N-28-0745-0703-0000



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 Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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

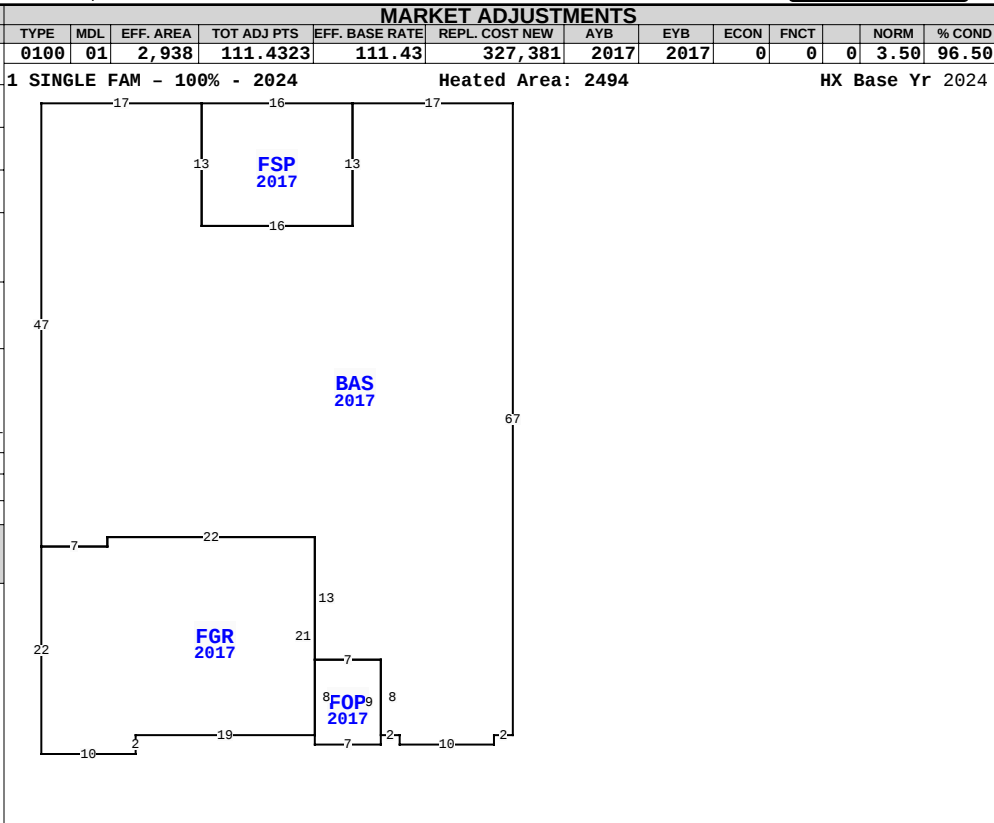
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,494	100	2017	2,494	268,179
FGR	622	55	2017	342	36,775
FOP	63	30	2017	19	2,043
FSP	208	40	2017	83	8,925

TOTALS	3,387			2,938	315,923
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	976.00	SF	5.20	5.20	
2	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	
3	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	
4	0462	ST/AL FNC	0	100	50	0	200.00	SF	10.00	10.00	
5	0463	FENCE 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	UNIT TYPE	D T
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
9,894											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		315,923	
TOTAL MARKET OB/XF VALUE		9,894	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		390,817	
SOH/AGL Deduction		0	
ASSESSED VALUE		390,817	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		340,095	
TOTAL JUST VALUE		390,817	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		381,130	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632925	CO ISSUED	0	04/24/2017
B1632925	NEW CONSTR	315,418	08/25/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2550/1598	3/02/2022	WD	Q	I	01
GRANTOR: KOSKOVICH TAMARA L					
GRANTEE: QUARTERMAN LEANNE &					
2287/0218	7/02/2019	WD	Q	I	01
GRANTOR: HERUTH GREGORY A & DA					
GRANTEE: KOSKOVICH PETER T &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W17 FSP=[YR=2017] W16 S13 E16 N13\$ S13 W16 N13 W17 S47 FGR=[YR=2017] S22 E10 N2 E19 FOP=[YR=2017] S1 E7 N9 W7 S8\$ N21 W22 S1 W7\$ E7 N1 E22 S13 E7 S8 E2 S1 E10 N1 E2 N67\$.											