LOT 719
HERON ISLES PHASE THREE C
PBK 8/177

JACOBS RONALD E & DENISE R
96010 SHALLOWTAIL LANE
YULEE, FL 32097

2025

37-3N-28-0745-0719-0000

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	13	LVT/LAMNT 100
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

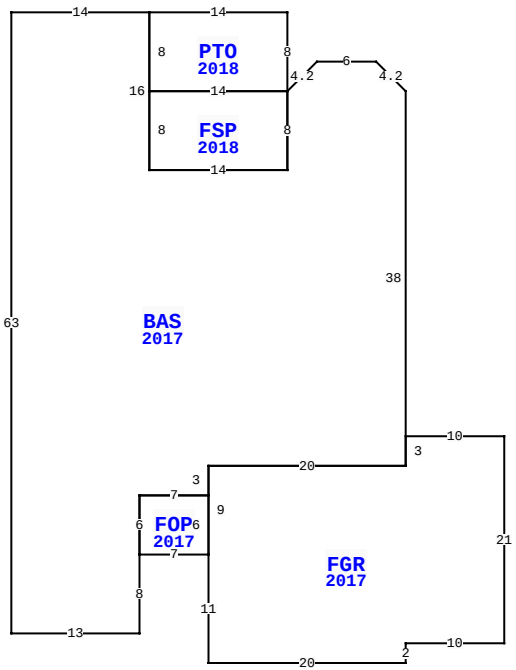
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,789	100	2017	1,789	199,997
FGR	610	55	2017	336	37,562
FOP	42	30	2017	13	1,453
FSP	112	40	2018	45	5,030
PTO	112	5	2018	6	671
TOTALS	2,665			2,189	244,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,189	115.2480	115.25	252,282	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1789 HX Base Yr 2023



96010 SHALLOWTAIL LN, YULEE

BLD DATE	03/03/2023 NW	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		244,714
TOTAL MARKET OB/XF VALUE		11,447
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		321,161
SOH/AGL Deduction		87,311
ASSESSED VALUE		233,850
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		183,128
TOTAL JUST VALUE		321,161
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706904	CO ISSUED	0	01/02/2018
B1706904	NEW CONSTR	233,578	08/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2567/1005	6/03/2022	WD	Q	I	02	425,000
GRANTOR: GARCIA FABIAN &						
GRANTEE: JACOBS RONALD E & D						
2267/0244	4/08/2019	WD	Q	I	01	265,000
GRANTOR: BAKER KYLE D & AMANDA						
GRANTEE: GARCIA FABIAN & CHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 W6 D3 L3 PTO=[YR=2018] N8 W14 S8 E14$ FSP=[YR=2018] W14 S8 E14 N8$ S8 W14 N16 W14 S63 E13 N8 FOP=[YR=2017] E7 FGR=[YR=2017] S11 E20 N2 E10 N21 W10 S3 W20 S9$ N6 W7 S6$ N6 E7 N3 E20 N38$.

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	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	2017	2017	3	96	356	
2	0810	CONCRETE A	0	100	0	0	803.00	SF	6.50	6.50	100	2017	2017	3	96	5,011	
3	0476	VF 6 SBPL	0	100	0	0	78.00	LF	32.00	32.00	100	2017	2017	3	90	2,246	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	
5	0462	ST/AL FNC	0	100	110	0	440.00	SF	10.00	10.00	100	2017	2017	3	81	3,564	

LAND DESCRIPTION

TOTAL OB/XF 11,447

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS