

LOT 722
HERON ISLES PHASE THREE C
PBK 8/177

SMITH JAMES & CARLA
96013 SHALLOWTAIL LN
YULEE, FL 32097

2025

37-3N-28-0745-0722-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	14	CARPET 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	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		

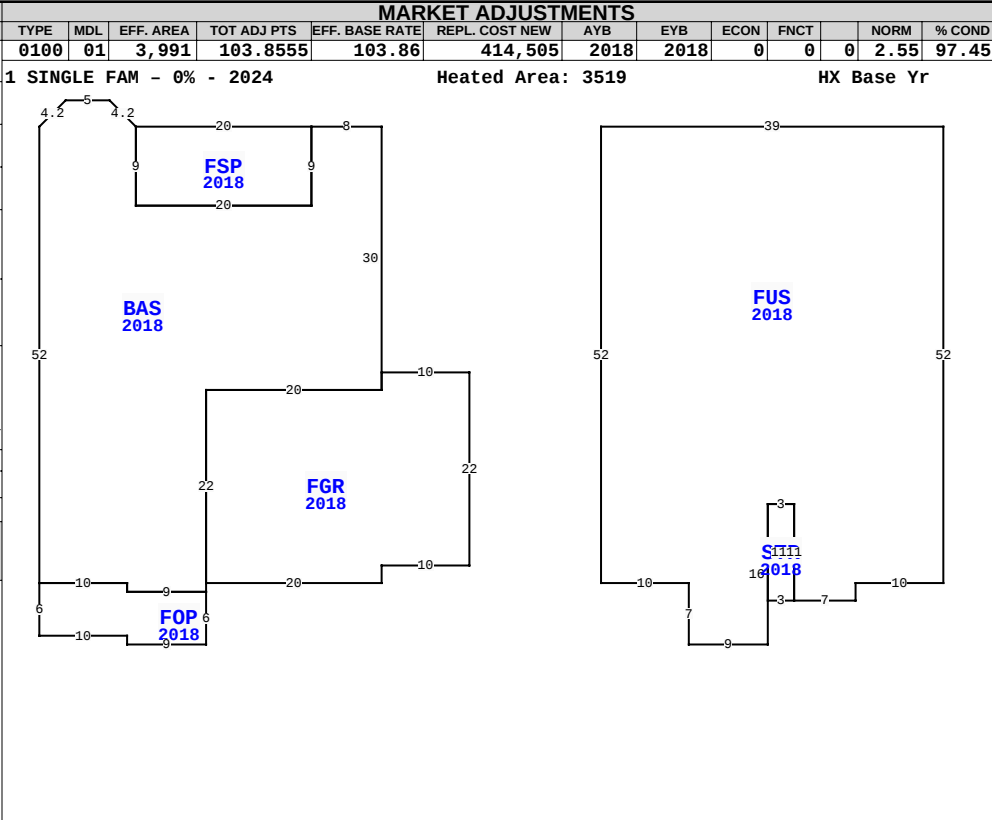
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,441	100	2018	1,441	145,846
FGR	660	55	2018	363	36,740
FOP	114	30	2018	34	3,441
FSP	180	40	2018	72	7,287
FUS	2,078	100	2018	2,078	210,318
STR	33	10	2018	3	304

TOTALS	4,506			3,991	403,935
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	6	7	42.00	SF	6.50
2	0811	CONCRETE B	0	0	0	0	1,000.00	SF	5.20
3	0476	VF 6 SBPL	0	0	0	0	300.00	LF	32.00
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00

REVIEW DATE 03/14/2024 BY KBA



96013 SHALLOWTAIL LN, YULEE	BLD DATE	LGL DATE	05/13/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0	6	7	42.00	SF	6.50	6.50	100	2018	2018	3	97	265	
2	0811	CONCRETE B	0	0	0	0	1,000.00	SF	5.20	5.20	100	2018	2018	3	97	5,044	
3	0476	VF 6 SBPL	0	0	0	0	300.00	LF	32.00	32.00	100	2018	2018	3	92	8,832	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

TOTAL OB/XF													14,417		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00					

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 4	
BUILDING MARKET VALUE										Tax Dist:	
TOTAL MARKET OB/XF VALUE										403,935	
TOTAL LAND VALUE - MARKET										14,417	
TOTAL MARKET VALUE										65,000	
SOH/AGL Deduction										483,352	
ASSESSED VALUE										0	
TOTAL EXEMPTION VALUE										483,352	
BASE TAXABLE VALUE										0	
TOTAL JUST VALUE										483,352	
NCON VALUE										0	
INCOME VALUE										473,669	
PREVIOUS YEAR MKT VALUE											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705902	CO ISSUED	0	01/22/2018
B1705902	NEW CONSTR	446,775	07/03/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2645/1303	5/26/2023	WD	Q	I	01	515,000	
GRANTOR: SCOTT JOHNNETTA N WID							
GRANTEE: SMITH JAMES & CARLA							
2172/0903	1/19/2018	WD	Q	I	01	338,500	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: WIDER JOHNNETTA N							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W8 FSP=[YR=2018] W20 S9 E20 N9\$ S9 W20 N9 U3 L3 W5 D3 L3 S52 FOP=[YR=2018] S6 E10 S1 E9 N6 W9 N1 W10\$ E10 S1 E9 N1 FGR=[YR=2018] E20 N2 E10 N22 W10 S2 W20 S22\$ N22 E20 N30\$ PTR= E25 FUS=[YR=2018] E39 S52 W10 S2 W7 STR=[YR=2018] W3 N11 E3 S11\$ N11 W3 S16 W9 N7 W10 N52\$ W25\$.									

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