LOT 723
IN OR 2169/1012
HERON ISLES PHASE THREE C

HENNING MICHELLE A
96009 SHALLOWTAIL LANE
YULEE, FL 32097

2025

37-3N-28-0745-0723-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

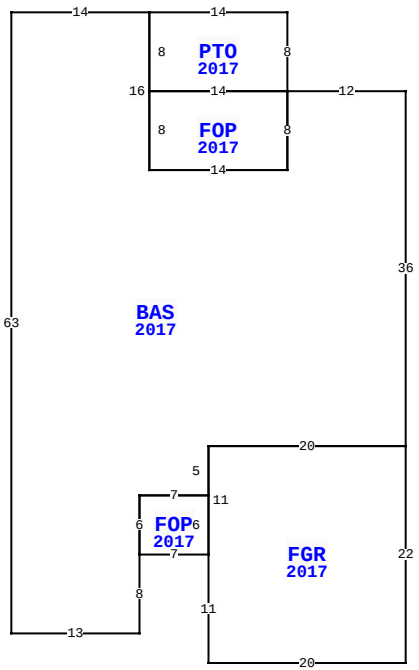
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,722	100	2017	1,722	209,695
FGR	440	55	2017	242	29,470
FOP	42	30	2017	13	1,583
FOP	112	30	2017	34	4,140
PTO	112	5	2017	6	730
TOTALS	2,428			2,017	245,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,017	125.5380	125.54	253,214	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1722 HX Base Yr 2018



96009 SHALLOWTAIL LN, 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		245,618
TOTAL MARKET OB/XF VALUE		4,893
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		315,511
SOH/AGL Deduction		105,557
ASSESSED VALUE		209,954
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		159,232
TOTAL JUST VALUE		315,511
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800755	SCRN ENCLSRE	2,755	01/23/2018
C1705903	CO ISSUED	0	01/02/2018
B1705903	NEW CONSTR	288,554	07/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2169/1012	12/29/2017	WD	Q	I	01	232,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HENNING MICHELLE A						
2127/0080	6/16/2017	WD	Q	V	05	294,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W12 PTO=[YR=2017] N8 W14 S8 E14$
FOP=[YR=2017] W14 S8 E14 N8 $ S8 W14 N16 W14 S63 E13 N8
FOP=[YR=2017] E7 FGR=[YR=2017] S11 E20 N22 W20 S11$ N6 W7 S6$ N6 E7 N5 E20 N36$.

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	482.00	SF	6.50	6.50	100	2017	2017	3	96	3,008	
3	0911	SCRN RM A	0	100	14	8	112.00	SF	17.50	17.50	100	2018	2018	3	78	1,529	

LAND DESCRIPTION

TOTAL OB/XF 4,893

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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS