

SIMMONS JOSHUA & STEPHANIE
84070 SWALLOWTAIL DR
YULEE, FL 32097

37-3N-28-0742-0708-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
Exterior Wall	10	ABOVE AVG	100	0100	01	2,635	115.0080	120.76	318,203	2015	2015	0	0	0	4.50	95.50	VALUATION BY				STANDARD								
Roof Structure	08	IRREGULAR	100	1 SINGLE FAM 100% - 2017										Heated Area: 2284				HX Base Yr 2017											
Roof Cover	03	COMP SHNGL	100											Tax Group: 4				Tax Dist:											
Interior Wall	05	DRYWALL	100											BUILDING MARKET VALUE				303,884											
Interior Floo	11	CLAY TILE	60											TOTAL MARKET OB/XF VALUE				50,000											
Interior Floo	14	CARPET	40											TOTAL LAND VALUE - MARKET				65,000											
Air Condition	03	CENTRAL	100											TOTAL MARKET VALUE				418,884											
Heating Type	04	AIR DUCTED	100											SOH/AGL Deduction				129,621											
Bedrooms		4 100												ASSESSED VALUE				289,263											
Bathrooms		3 100												TOTAL EXEMPTION VALUE				HX HB		51,411									
Frame	02	WOOD FRAME	100											BASE TAXABLE VALUE				237,852											
Stories	2.	2. 100												TOTAL JUST VALUE				418,884											
Units	0	0 100		NCON VALUE				0																					
Occupancy	00	NONE	100	INCOME VALUE																									
				PREVIOUS YEAR MKT VALUE				425,953																					
Quality										03	Quality Level 03																		
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	1,888	100	2015	1,888	217,735																								
FGR	441	55	2015	243	28,024																								
FOP	48	30	2015	14	1,615																								
FSP	224	40	2015	90	10,379																								
FUS	396	100	2015	396	45,669																								
STR	45	10	2015	4	461																								
TOTALS				3,042			2,635	303,884																					
EXTRA FEATURES										84070 SWALLOWTAIL DR, YULEE																			
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													
5	0860	POOL/SPA	1 100	0	0	1.00	UT	50,000.00	50,000.00	100	2023	2023	04	100	50,000														