LOT 679
IN OR 2089/459
HERON ISLES PHASE THREE B

ROBINSON CURTIS J & ASHLEY SADE
20 NUGGET LANE
ATOKA, TN 38004

**2026**

**37-3N-28-0745-0679-0000**

## 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 70 |
| Interior Floo | 14 | CARPET 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 | 03 | Quality Level 03 |

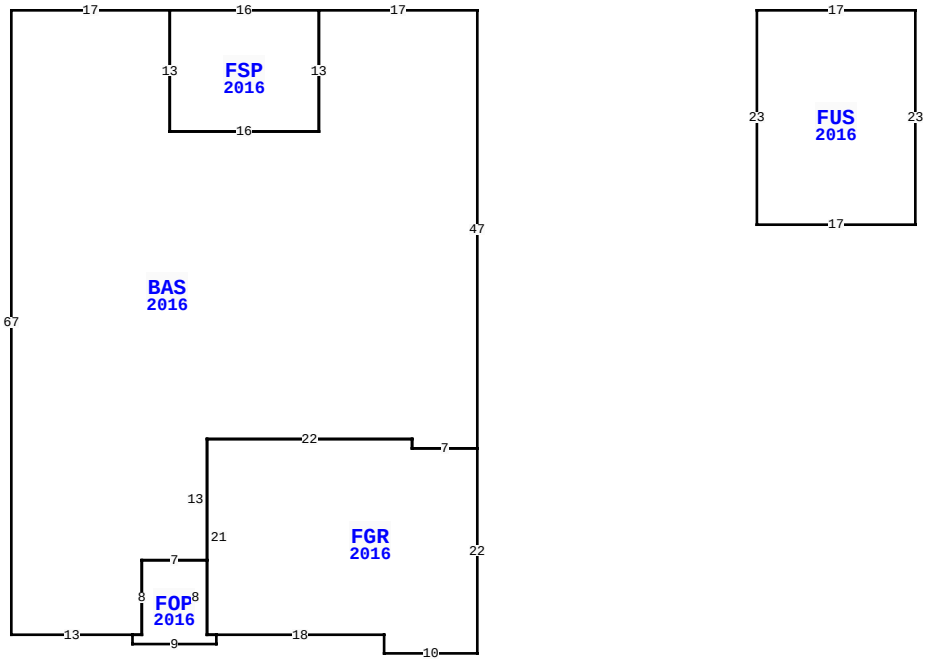
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,484 | 100 | 2016 | 2,484 | 269,750 |
| FGR | 622 | 55 | 2016 | 342 | 37,140 |
| FOP | 65 | 30 | 2016 | 20 | 2,172 |
| FSP | 208 | 40 | 2016 | 83 | 9,013 |
| FUS | 391 | 100 | 2016 | 391 | 42,461 |
| TOTALS | 3,770 | | | 3,320 | 360,536 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,320 | 107.7320 | 113.12 | 375,558 | 2016 | 2016 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 2875 HX Base Yr




84143 SWALLOWTAIL DR, YULEE

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

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 360,536 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 425,536 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 425,536 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 425,536 |
| TOTAL JUST VALUE | 425,536 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 435,722 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1632672 | CO ISSUED | 0 | 11/21/2016 |
| B1632672 | NEW CONSTR | 357,662 | 07/18/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2089/0459 | 12/09/2016 | WD | Q | I | 01 | 279,700 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: ROBINSON CURTIS JUN | | | | | | |
| 2048/0250 | 5/19/2016 | WD | Q | V | 05 | 259,000 |
| GRANTOR: HERON ISLES JOINT VEN | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W17 FSP=[YR=2016] W16 S13 E16 N13$ S13 W16 N13 W17 S67 E13 FOP=[YR=2016] S1 E9 N1 FGR=[YR=2016] E18 S2 E10 N22 W7 N1 W22 S21 E1 $ W1 N8 W7 S8 W1 $ E1 N8 E7 N13 E22 S1 E7 N47 $ PTR= E30 FUS=[YR=2016] E17 S23 W17 N23 $ W30 $.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS