LOT 704
HERON ISLES PHASE THREE B
PBK 8/138

JAYO DIANA C
84124 SWALLOWTAIL DR
YULEE, FL 32097

2026

37-3N-28-0745-0704-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

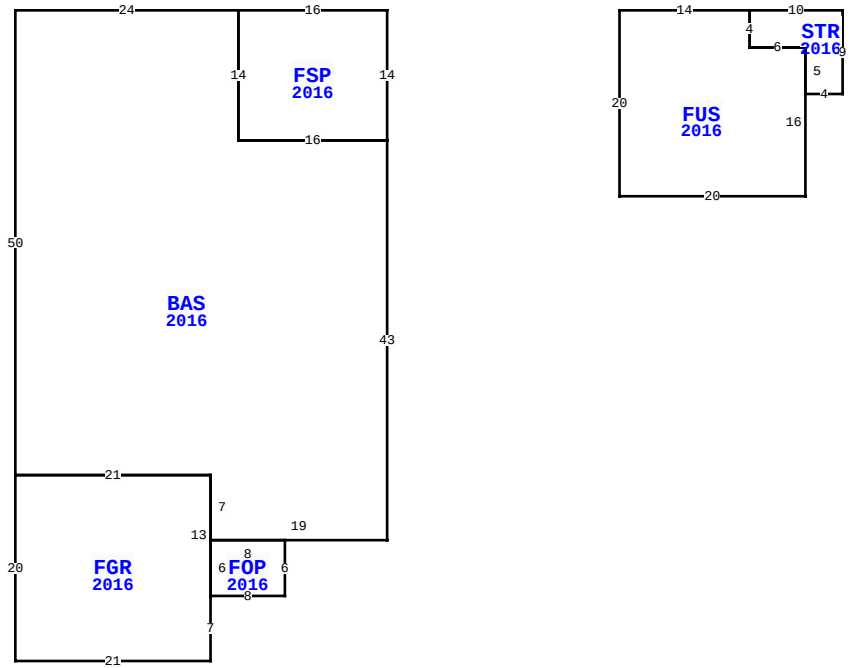
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	2016	1,909	215,207
FGR	420	55	2016	231	26,041
FOP	48	30	2016	14	1,578
FSP	224	40	2016	90	10,146
FUS	376	100	2016	376	42,388
STR	60	10	2016	6	677
TOTALS	3,037			2,626	296,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,626	111.8400	117.43	308,371	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 0% - 2023 Heated Area: 2285 HX Base Yr



84124 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	296,036
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	361,036
SOH/AGL Deduction	0
ASSESSED VALUE	361,036
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	361,036
TOTAL JUST VALUE	361,036
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	371,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632924	CO ISSUED	0	01/03/2017
B1632924	NEW CONSTR	283,230	08/25/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2530/0388	1/14/2022	WD	Q	I	01	382,000
GRANTOR: KERSCHER ZACHARY J &						
GRANTEE: JAYO JAMES F & DIAN						
2094/0461	12/30/2016	WD	Q	I	01	243,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KERSCHER ZACHARY JO						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2016] W16 BAS=[YR=2016] W24 S50 FGR=[YR=2016] S20 E21 N7 FOP=[YR=2016] E8 N6 W8 S6$ N13 W21$ E21 S7 E19 N43 W16 N14$ S14 E16 N14$ PTR= E25 FUS=[YR=2016] E14 STR=[YR=2016] E10 S9 W4 N5 W6 N4$ S4 E6 S16 W20 N20$ W25$.

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	000134	C	RES POND	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