

LOT 715  
HERON ISLES PHASE THREE C  
PBK 8/177

VALENTINO DENISE  
96040 BREEZEWAY CT  
YULEE, FL 32097

2023

37-3N-28-0745-0715-0000



| 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 60   |
| Interior Floo            | 14  | CARPET 40      |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 6   | 100            |
| Bathrooms                | 4   | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 1.5 | 1.5 100        |
| Units                    | 0   | 100            |
| Occupancy                | 00  | NONE 100       |

Quality 05 Quality Level 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4038.0200

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,342            | 100         | 2,342        | 249,025              |
| FGR       | 399              | 55          | 219          | 23,287               |
| FOP       | 122              | 30          | 37           | 3,935                |
| FOP       | 240              | 30          | 72           | 7,656                |
| FUS       | 470              | 100         | 470          | 49,975               |
| STR       | 24               | 10          | 2            | 213                  |

TOTALS 3,597 3,142 334,089

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 |
|-----|------------|-------------|---------|-----|----|-------|----|--------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0810       | CONCRETE A  | 0       | 100 | 0  | 0     |    | 47.00  | SF 6.50        | 100       | 2017    | 2017        | 3 | 97     | 296             |       |
| 2   | 0811       | CONCRETE B  | 0       | 100 | 0  | 0     |    | 565.00 | SF 5.20        | 100       | 2017    | 2017        | 3 | 97     | 2,850           |       |
| 3   | 0911       | SCRN RM A   | 0       | 100 | 16 | 8     |    | 128.00 | SF 17.50       | 100       | 2018    | 2018        | 3 | 86     | 1,926           |       |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1   | 000100   | C   | SFR                  | 100 |     |          | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 55,000.00  | 55,000.00      | 55,000     |                             |      |         |      |     |    |        |

| MARKET ADJUSTMENTS         |  |  |  |  |  |  |  |  |  |  |  |  | TYPE            | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |
|----------------------------|--|--|--|--|--|--|--|--|--|--|--|--|-----------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| 1 SINGLE FAM - 100% - 2023 |  |  |  |  |  |  |  |  |  |  |  |  | 0100            | 01  | 3,142     | 120.2256    | 108.50         | 340,907        | 2017 | 2017 | 0    | 0    | 0    | 2.00   | 98.00 |
| Heated Area: 2812          |  |  |  |  |  |  |  |  |  |  |  |  | HX Base Yr 2023 |     |           |             |                |                |      |      |      |      |      |        |       |
|                            |  |  |  |  |  |  |  |  |  |  |  |  |                 |     |           |             |                |                |      |      |      |      |      |        |       |

|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

|                           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 96040 BREEZEWAY CT, YULEE |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

TOTAL OB/XF 5,072

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1   | 000100   | C   | SFR                  | 100 |     |          | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 55,000.00  | 55,000.00      | 55,000     |                             |      |         |      |     |    |        |

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

| VALUATION BY              |  | STANDARD  |
|---------------------------|--|-----------|
| Tax Group: 4              |  | Tax Dist: |
| BUILDING MARKET VALUE     |  | 334,089   |
| TOTAL MARKET OB/XF VALUE  |  | 5,072     |
| TOTAL LAND VALUE - MARKET |  | 55,000    |
| TOTAL MARKET VALUE        |  | 394,161   |
| SOH/AGL Deduction         |  | 0         |
| ASSESSED VALUE            |  | 394,161   |
| TOTAL EXEMPTION VALUE     |  | 50,000    |
| BASE TAXABLE VALUE        |  | 344,161   |
| TOTAL JUST VALUE          |  | 394,161   |
| NCON VALUE                |  | 0         |
| INCOME VALUE              |  |           |
| PREVIOUS YEAR MKT VALUE   |  | 331,533   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1804386   | SCRN ENCLSR | 1,662   | 05/01/2018 |
| B1702503   | CO ISSUED   | 0       | 04/02/2018 |
| B1702503   | NEW CONSTR  | 346,528 | 03/27/2017 |

| SALES DATA        |           |           |              |
|-------------------|-----------|-----------|--------------|
| OFF RECORD Number | DATE      | TYPE INST | Q U I RSN CD |
| 2544/1048         | 2/23/2022 | WD Q      | I 01         |
| 450,000           |           |           |              |

GRANTOR: CALHOUN JOSEPH A & JA

GRANTEE: VALENTINO DENISE

2188/0007 3/30/2018 WD Q I 01 288,000

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: CALHOUN JOSEPH A &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W6 U3 L3 W7 D3 L3 FOP=[YR=2017] N8 W15 S16 E15 N8\$ S8 W15 N16 W14 S48 FGR=[YR=2017] S21 E19 N2 FOP=[YR=2017] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10\$ N19 W19\$ E19 S9 E7 S3 D3 R3 E8 S1 E11 N56\$ PTR= E25 FUS=[YR=2017] E19 S26 W11 STR=[YR=2017] W4 N6 E4 S6\$ N6 W4 S6 W4 N26\$ W25\$.