LOT 716
IN OR 2546/1685
HERON ISLES PHASE THREE C

FRITTS JOHNATHAN S & ARIANNE Z
96044 BREEZEWAY CT
YULEE, FL 32097

2023

37-3N-28-0745-0716-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

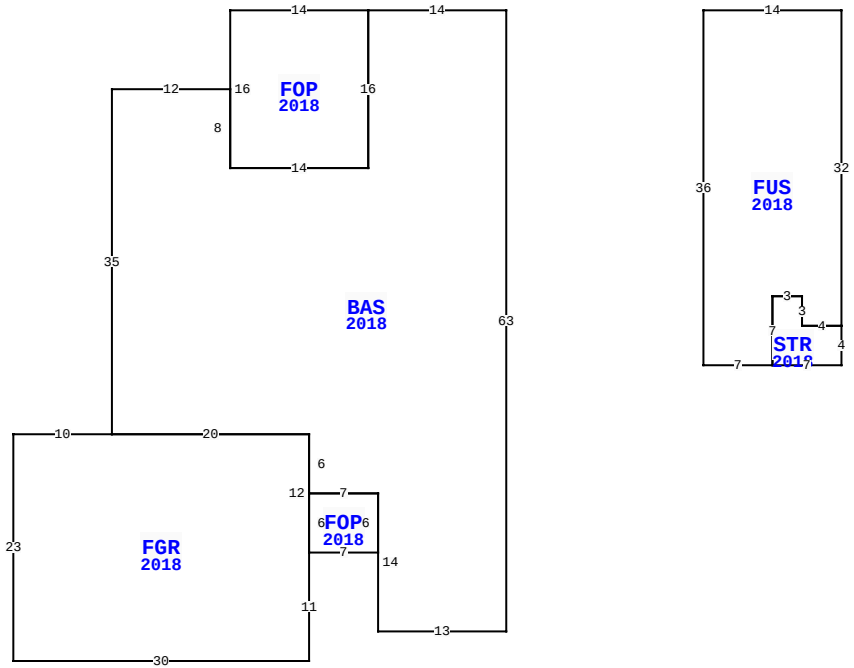
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.0200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,702	100	1,702	178,704
FGR	690	55	380	39,899
FOP	42	30	13	1,365
FOP	224	30	67	7,035
FUS	467	100	467	49,034
STR	37	10	4	420
TOTALS	3,162		2,633	276,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,633	118.1664	106.65	280,809	2018	2018	0	0	0	1.55	98.45

1 SINGLE FAM – 100% - 2022 Heated Area: 2169 HX Base Yr 2022



96044 BREEZEWAY CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		276,456
TOTAL MARKET OB/XF VALUE		4,980
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		336,436
SOH/AGL Deduction		43,814
ASSESSED VALUE		292,622
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		242,622
TOTAL JUST VALUE		336,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706999	CO ISSUED	0	02/26/2018
B1706999	NEW CONSTR	285,441	08/04/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2546/1685	10/01/2021	WD	U	I	11	100
GRANTOR: CAKNUPP DEREK WILLIAM						
GRANTEE: FRITTS JOHNATHAN SC						
2180/0643	2/26/2018	WD	Q	I	01	256,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CAKNUPP DEREK W & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 FOP=[YR=2018] W14 S16 E14 N16$ S16 W14 N8 W12 S35 FGR=[YR=2018] W10 S23 E30 N11 FOP=[YR=2018] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N63$ PTR= E20 FUS=[YR=2018] E14 S32 STR=[YR=2018] S4 W7 N7 E3 S3 E4$ W4 N3 W3 S7 W7 N36$ W20$.

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	2018	2018	3	98	363	
2	0811	CONCRETE B	0	100	0	0	906.00	SF	5.20	5.20	100	2018	2018	3	98	4,617	

LAND DESCRIPTION

TOTAL OB/XF 4,980

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 02/12/2018 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS