

LOT 725
IN OR 2157/234
HERON ISLES PHASE THREE C

GARRETT TERRELL LEE & CHARLENE
96052 BREEZEWAY CT
YULEE, FL 32097

2023

37-3N-28-0745-0725-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	10	ABOVE AVG 100	0100	01	2,016	131.5160	118.69	239,279	2017	2017	0	0	2.00	98.00	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2018													Heated Area: 1707												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2018												
Interior Wall	05	DRYWALL 100																										
Interior Floo	11	CLAY TILE 100																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms	3	100																										
Bathrooms	2	100																										
Frame	02	WOOD FRAME 100																										
Stories	1.	1. 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	1,707	100	1,707	198,552																								
FGR	460	55	253	29,428																								
FOP	42	30	13	1,512																								
FSP	108	40	43	5,002																								
TOTALS			2,317	2,016	234,493																							
EXTRA FEATURES			96052 BREEZEWAY CT, 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												
1	0810	CONCRETE A	0 100	19	3	57.00	SF	6.50	6.50	100	2017	2017	3	97	359													
2	0811	CONCRETE B	0 100	0	0	580.00	SF	5.20	5.20	100	2017	2017	3	97	2,926													
3	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	94	564													
4	0476	VF 6 SBPL	0 100	0	0	108.00	LF	32.00	32.00	100	2017	2017	3	94	3,249													
TOTAL OB/XF																	7,098											
LAND DESCRIPTION			TOTAL OB/XF																									
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											
REVIEW DATE 11/29/2017 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																												

VALUATION BY

Tax Group: 4

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2157/0234	10/31/2017	WD	Q	I	02	210,500

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: GARRETT TERRELL LEE

2122/0187

5/23/2017

WD

Q

V

05

126,000

GRANTOR: HERON ISLES JOINT VEN

GRANTEE: DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 S8 FSP=[YR=2017] W14 S5 D3 R3 E11 N8\$

S8 W11 U3 L3 N5 W12 S35 FGR=[YR=2017] S23 E20 N11

FOP=[YR=2017] E7 N6 W7 S6\$ N12 W20\$ E20 S6 E7 S14 E13 N63 \$.