LOT 727
IN OR 2199/404
HERON ISLES PHASE THREE C

COLLINS SHELLEY RAE
96060 BREEZEWAY CT
YULEE, FL 32097

**2023**

**37-3N-28-0745-0727-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| 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 |

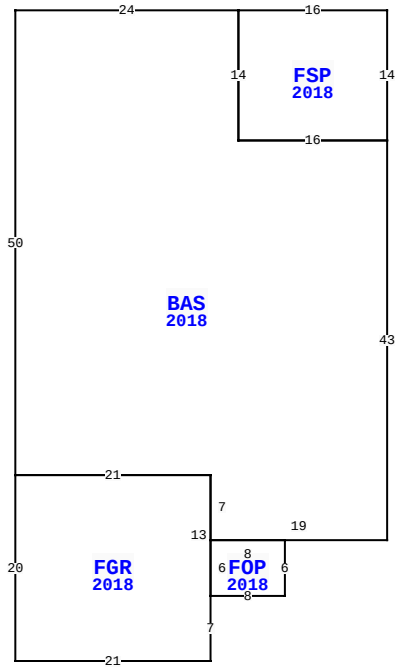
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.0200

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,909 | 100 | 1,909 | 203,676 |
| FGR | 420 | 55 | 231 | 24,646 |
| FOP | 48 | 30 | 14 | 1,494 |
| FSP | 224 | 40 | 90 | 9,602 |
| TOTALS | 2,601 | | 2,244 | 239,418 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,244 | 120.6282 | 108.87 | 244,304 | 2018 | 2018 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 1909 HX Base Yr




96060 BREEZEWAY CT, YULEE

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

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 239,418 |
| TOTAL MARKET OB/XF VALUE | 3,304 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 297,722 |
| SOH/AGL Deduction | 48,425 |
| ASSESSED VALUE | 249,297 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 249,297 |
| TOTAL JUST VALUE | 297,722 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 252,924 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1711216 | CO ISSUED | 0 | 05/17/2018 |
| B1711216 | NEW CONSTR | 247,719 | 12/18/2017 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2199/0404 | 5/24/2018 | WD | Q | I | 02 | 239,200 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: COLLINS SHELLEY RAE | | | | | | |
| 2161/1620 | 11/30/2017 | WD | Q | V | 05 | 168,000 |
| GRANTOR: HERON ISLES JOINT VEN | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

FSP=[YR=2018] W16 BAS=[YR=2018] W24 S50 FGR=[YR=2018] S20 E21 N7 FOP=[YR=2018] E8 N6 W8 S6$ N13 W21$ E21 S7 E19 N43 W16 N14$ S14 E16 N14$.

### 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 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 592.00 | SF | 5.20 | 5.20 | 100 | 2018 | 2018 | 3 | 98 | 3,017 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 45.00 | SF | 6.50 | 6.50 | 100 | 2018 | 2018 | 3 | 98 | 287 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,304

| 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 | 000134 | C | SFR POND | 0 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 01/25/2019 BY DJ Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS