

LOT 728
HERON ISLES PHASE THREE C
PBK 8/177

HERNDON CATHY S
96064 BREEZEWAY COURT
YULEE, FL 32097

2023

37-3N-28-0745-0728-0000

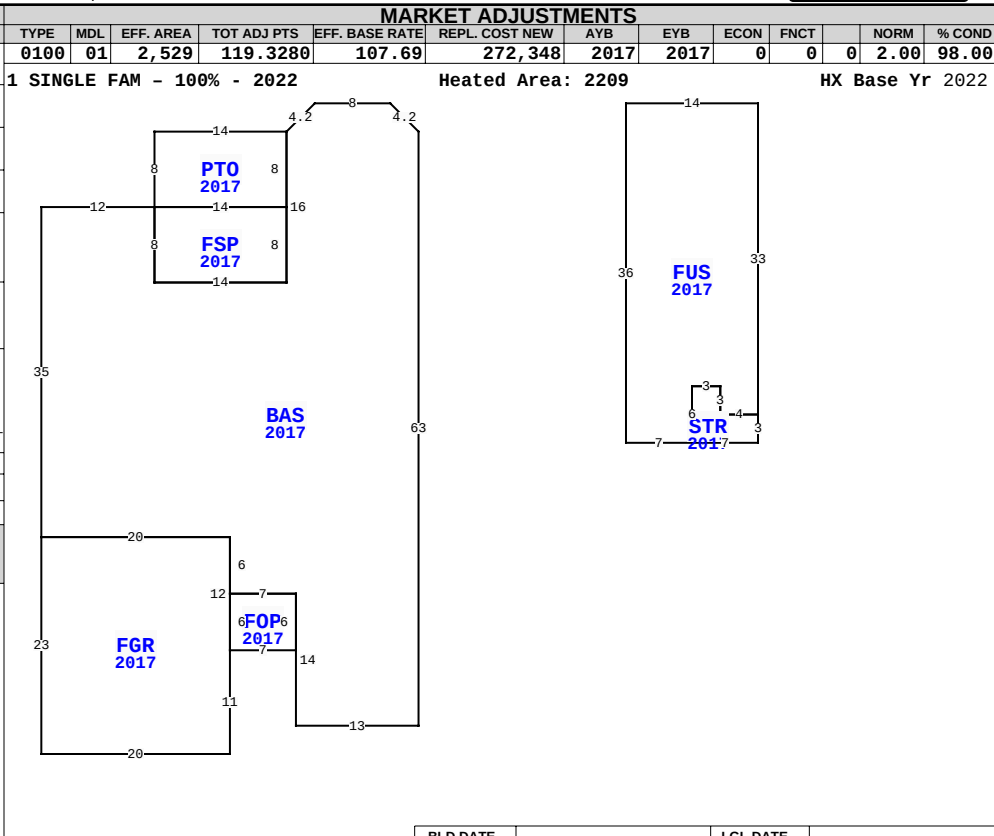


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	1,735	100	1,735	183,105
FGR	460	55	253	26,701
FOP	42	30	13	1,372
FSP	112	40	45	4,749
FUS	474	100	474	50,024
PTO	112	5	6	633
STR	30	10	3	317
TOTALS	2,965		2,529	266,901

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	100	18	3		54.00 SF 6.50	
2	0811	CONCRETE B	0	100	0	0		596.00 SF 5.20	
3	0463	FENCE GATE	0	100	0	0		2.00 UT 300.00	
4	0462	ST/AL FNC	0	100	144	0		576.00 SF 10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100			0.00	0.00	1.00



96064 BREEZEWAY CT, YULEE					BLD DATE					LGL DATE	
					XF DATE					LAND DATE	
					INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
54.00	SF	6.50	6.50	100	2017	2017	3	97	340		
596.00	SF	5.20	5.20	100	2017	2017	3	97	3,006		
2.00	UT	300.00	300.00	100	2017	2017	3	94	564		
576.00	SF	10.00	10.00	100	2017	2017	3	87	5,011		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		266,901	
TOTAL MARKET OB/XF VALUE		8,921	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		330,822	
SOH/AGL Deduction		103,511	
ASSESSED VALUE		227,311	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		172,311	
TOTAL JUST VALUE		330,822	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		278,016	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702311	CO ISSUED	0	08/28/2017
B1702311	NEW CONSTR	276,123	03/21/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2443/1401	3/05/2021	WD Q	Q	I	01
GRANTOR: HARBOUR STEVEN J & JA					
GRANTEE: HERNDON CATHY S					
2143/1270	8/24/2017	WD Q	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: HARBOUR STEVEN J &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W8 L3 D3 PTO=[YR=2017] W14 S8 FSP=[YR=2017] S8 E14 N8 W14\$ E14 N8\$ S16 W14 N8 W12 S35 FGR=[YR=2017] S23 E20 N11 FOP=[YR=2017] E7 N6 W7 S6\$ N12 W20\$ E20 S6 E7 S14 E13 N63 U3 L3 PTR= E25 FUS=[YR=2017] E14 S33 STR=[YR=2017] S3 W7 N6 E3 S3 E4\$ W4 N3 W3 S6 W7 N36\$ W25\$.									