LOT 729
IN OR 2172/1039
HERON ISLES PHASE THREE C

SMITH KIMBERLY A & MICHAEL R
96068 BREEZEWAY CT
YULEE, FL 32097

2023

37-3N-28-0745-0729-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

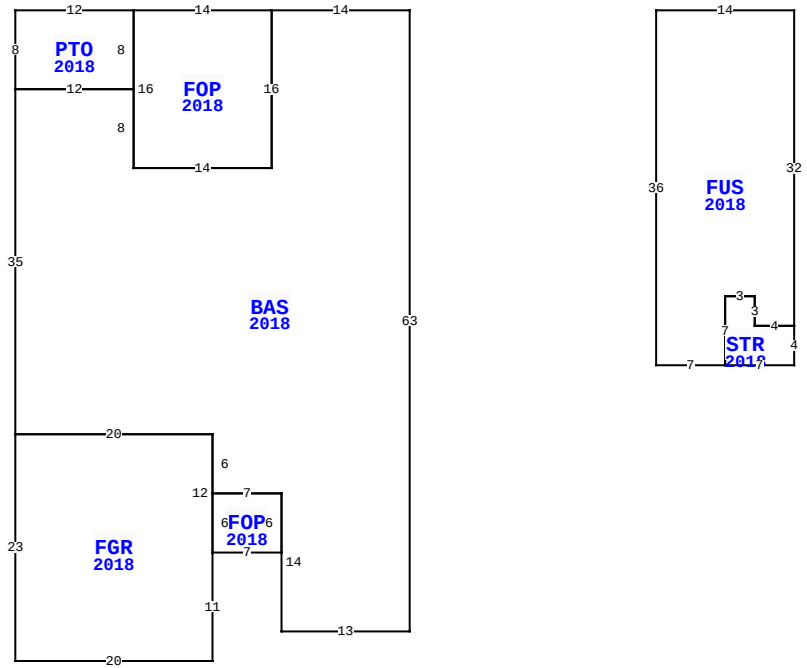
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	177,672
FGR	460	55	253	26,411
FOP	42	30	13	1,357
FOP	224	30	67	6,994
FUS	467	100	467	48,751
PTO	96	5	5	522
STR	37	10	4	418
TOTALS	3,028		2,511	262,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,511	117.4272	105.98	266,116	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2019 Heated Area: 2169 HX Base Yr 2019



96068 BREEZEWAY CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		262,124
TOTAL MARKET OB/XF VALUE		3,892
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		321,016
SOH/AGL Deduction		105,616
ASSESSED VALUE		215,400
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		165,400
TOTAL JUST VALUE		321,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706907	CO ISSUED	0	01/17/2018
B1706907	NEW CONSTR	275,736	08/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2172/1039	1/16/2018	WD	Q	I	01	239,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SMITH KIMBERLY A &						
2134/1516	7/20/2017	WD	Q	V	05	210,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 FOP=[YR=2018] W14 PTO=[YR=2018] W12 S8 E12 N8$ S16 E14 N16$ S16 W14 N8 W12 S35 FGR=[YR=2018] S23 E20 N11 FOP=[YR=2018] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N63$ PTR= E25 FUS=[YR=2018] E14 S32 STR=[YR=2018] S4 W7 N7 E3 S3 E4$ W4 N3 W3 S7 W7 N36$ W25$.

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	0810	CONCRETE A	0	100	0	0	554.00	SF	6.50	6.50	100	2018	2018	3	98	3,529	

LAND DESCRIPTION

TOTAL OB/XF 3,892

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

REVIEW DATE 02/13/2018 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS