

LOT 732
IN OR 2165/1057
HERON ISLES PHASE THREE C

HOOKER CHARLES GAVIN & AMY M
96080 BREEZEWAY COURT
YULEE, FL 32097

2023

37-3N-28-0745-0732-0000



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		10	ABOVE AVG 100	
Roof Structure		03	GABLE/HIP 100	
Roof Cover		03	COMP SHNGL 100	
Interior Wall		05	DRYWALL 100	
Interior Floor		13	LVT/LAMNT 60	
Interior Floor		14	CARPET 40	
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	1,844	100	1,844	191,989
FGR	670	55	368	38,314
FOP	66	30	20	2,083
FOP	286	30	86	8,954
TOTALS	2,866		2,318	241,339

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,318	117.7176	106.24	246,264	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM - 100% - 2018