

LOT 735
IN OR 2201/1942
HERON ISLES PHASE THREE C

CZERNICKI STEVEN P/MAIN JULIE
96085 BREEZEWAY CT
YULEE, FL 32097

2023

37-3N-28-0745-0735-0000



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	PAGE 1 of 1 4												
Exterior Wall	10	ABOVE AVG 100	0100	01	2,034	125.9104	113.63	231,123	2018	2018	0	0	0	1.50	98.50	VALUATION SUMMARY											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2019													Heated Area: 1722											
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019											
Interior Wall	05	DRYWALL 100																									
Interior Floo	11	CLAY TILE 60																									
Interior Floo	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	1,722	100	1,722	192,736																							
FGR	420	55	231	25,855																							
FOP	49	30	15	1,678																							
FSP	112	40	45	5,036																							
PTO	240	5	12	1,344																							
PTO	176	5	9	1,008																							
TOTALS					2,719	2,034	227,656																				
EXTRA FEATURES					96085 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	0812	CONCRETE C	0	100	0	0	1,008.00	SF	4.00	4.00	100	2018	2018	3	98	3,951											
2	0810	CONCRETE A	0	100	0	0	60.00	SF	6.50	6.50	100	2018	2018	3	98	382											
3	0911	SCRN RM A	0	100	15	16	240.00	SF	17.50	17.50	100	2019	2019	3	90	3,780											
4	0911	SCRN RM A	0	100	11	16	176.00	SF	17.50	17.50	100	2022	2022	3	100	3,080											
LAND DESCRIPTION																											
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 06/30/2022 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																											