LOT 737
IN OR 2213/1650
HERON ISLES PHASE THREE C

FITZ CHRISTOPHER
86073 BREEZEWAY COURT
YULEE, FL 32097

2023

37-3N-28-0745-0737-0000

BUILDING CHARACTERISTICS

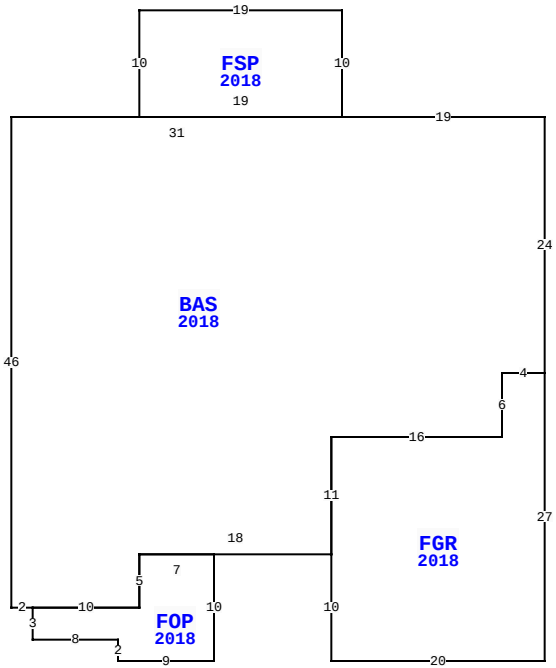
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,866	100	1,866	198,376
FGR	444	55	244	25,940
FOP	104	30	31	3,296
FSP	190	40	76	8,079
TOTALS	2,604		2,217	235,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,217	120.1970	108.48	240,500	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 0 Heated Area: 1866 HX Base Yr



96073 BREEZEWAY CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	235,690
TOTAL MARKET OB/XF VALUE	8,810
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	299,500
SOH/AGL Deduction	49,699
ASSESSED VALUE	249,801
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	249,801
TOTAL JUST VALUE	299,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1802109	CO ISSUED	0	07/19/2018
B1802109	NEW CONSTR	294,339	02/28/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2213/1650	7/23/2018	WD	Q	I	01	235,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FITZ CHRISTOPHER						
2176/0306	2/08/2018	WD	Q	V	05	126,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W19 FSP=[YR=2018] N10 W19 S10 E19$ W31 S46 E2
FOP=[YR=2018] S3 E8 S2 E9 N10 W7 S5 W10$ E10 N5 E18
FGR=[YR=2018] S10 E20 N27 W4 S6 W16 S11$ N11 E16 N6 E4 N24$.

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	63.00	SF	6.50	6.50	100	2018	2018	3	98	401	
3	0476	VF 6 SBPL	0	0	0	0	168.00	LF	32.00	32.00	100	2018	2018	3	95	5,107	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 8,810

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	000100	C	SFR	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