

LOT 738
IN OR 2184/1415
HERON ISLES PHASE THREE C

LEISKAU JEFFREY L & ANN M
96069 BREEZEAY CT
YULEE, FL 32097

2023

37-3N-28-0745-0738-0000



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	2,939	116.7386	105.36	309,653	2018	2018	0	0	0	1.50	98.50	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2020													Heated Area: 2494												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020												
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 70																										
Interior Floo	11	CLAY TILE 30																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		4 100																										
Bathrooms		3 100																										
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	2,494	100	2,494	258,826																								
FGR	622	55	342	35,493																								
FOP	65	30	20	2,075																								
FSP	208	40	83	8,614																								
TOTALS			3,389		2,939	305,008																						
EXTRA FEATURES			96069 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	1,064.00	SF	4.00	4.00	100	2018	2018	3	98	4,171												
2	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	2018	2018	3	98	459												
3	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	2019	2019	3	93	30,988												
4	0855	CONC PAVER	0	100	0	0	838.00	SF	10.00	10.00	100	2019	2019	3	99	8,296												
5	0476	VF 6 SBPL	0	100	0	0	275.00	LF	32.00	32.00	100	2018	2018	3	95	8,360												
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285												
TOTAL OB/XF 52,559																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE											
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 10/30/2019 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																												

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2184/1415	3/16/2018	WD	Q	I	01	301,400

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: LEISKAU JEFFREY L &

2144/0579	8/29/2017	WD	Q	V	05	168,000
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GRANTOR: HERON ISLES JOINT VEN

GRANTEE: DREAM FINDERS HOMES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 FSP=[YR=2018] W16 S13 E16 N13\$ S13 W16 N13 W17 S47 FGR=[YR=2018] S22 E10 N2 E18 FOP=[YR=2018] S1 E9 N1 W1 N8 W7 S8 W1\$ E1 N21 W22 S1 W7\$ E7 N1 E22 S13 E7 S8 E2 S1 E10 N1 E2 N67\$.