LOT 739
HERON ISLES PHASE THREE C
PBK 8/177

REINKE JEFFREY A & ROBERTA H
96063 BREEZEWAY CT
YULEE, FL 32097

2023

37-3N-28-0745-0739-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

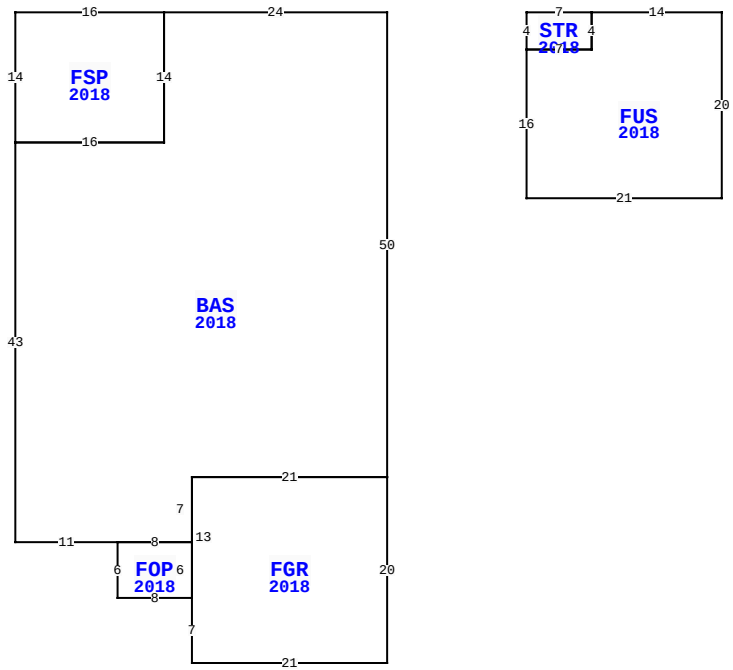
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,909	100	1,909	203,078
FGR	420	55	231	24,574
FOP	48	30	14	1,490
FSP	224	40	90	9,575
FUS	392	100	392	41,701
STR	28	10	3	319
TOTALS	3,021		2,639	280,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,639	120.2784	108.55	286,463	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2301 HX Base Yr 2022



96063 BREEZEWAY CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,734
TOTAL MARKET OB/XF VALUE		3,629
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		339,363
SOH/AGL Deduction		55,649
ASSESSED VALUE		283,714
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		233,714
TOTAL JUST VALUE		339,363
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1711220	CO ISSUED	0	06/01/2018
B1711220	NEW CONSTR	374,220	12/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2490/0816	8/17/2021	WD	Q	I	01	385,000
GRANTOR: BARTLETT RILEY A						
GRANTEE: REINKE JEFFREY A &						
2202/1017	6/05/2018	WD	Q	I	02	265,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BARTLETT RILEY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 FSP=[YR=2018] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2018] S6 E8 FGR=[YR=2018] S7 E21 N20 W21 S13$ N6 W8$ E8 N7 E21 N50$ PTR=E15 STR=[YR=2018] E7 FUS=[YR=2018] E14 S20 W21 N16 E7 N4$ S4 W7 N4$ W15$.

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	100	0	0	592.00	SF	5.20	5.20	100	2018	2018	3	98	3,017	
2	0810	CONCRETE A	0	100	0	0	96.00	SF	6.50	6.50	100	2018	2018	3	98	612	

LAND DESCRIPTION

TOTAL OB/XF 3,629

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	100			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