LOT 742
IN OR 2167/766
HERON ISLES PHASE THREE C

VENDITTI ROBERT EDWARD/FERRI SUSAN V
96051 BREEZEWAY COURT
YULEE, FL 32097

2023

37-3N-28-0745-0742-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

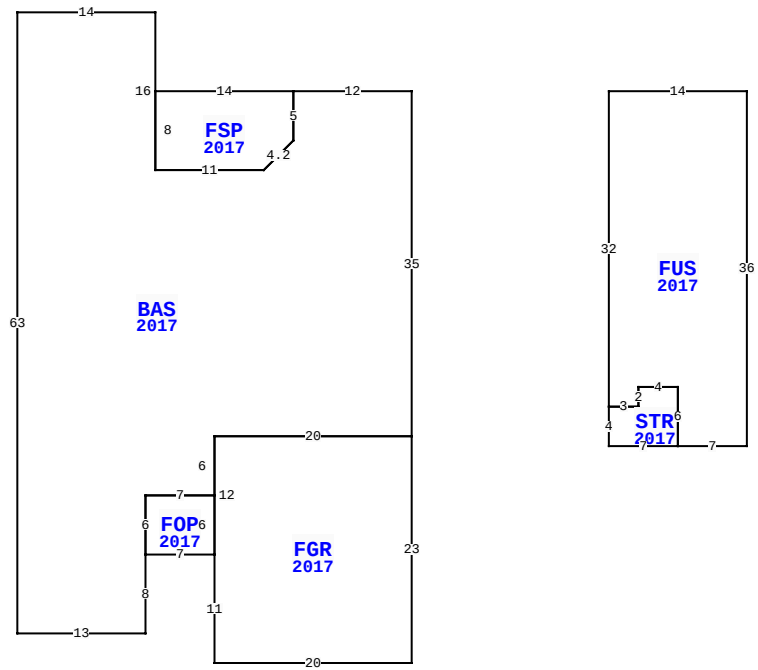
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,707	100	1,707	181,589
FGR	460	55	253	26,914
FOP	42	30	13	1,383
FSP	108	40	43	4,575
FUS	468	100	468	49,785
STR	36	10	4	425
TOTALS	2,821		2,488	264,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,488	120.2784	108.55	270,072	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2175 HX Base Yr 2018



96051 BREEZEWAY CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		264,671
TOTAL MARKET OB/XF VALUE		3,833
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		323,504
SOH/AGL Deduction		202,317
ASSESSED VALUE		121,187
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		71,187
TOTAL JUST VALUE		323,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705908	CO ISSUED	0	01/02/2018
B1705908	NEW CONSTR	273,049	07/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2167/0766	12/28/2017	WD	Q	I	02	223,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: VENDITTI ROBERT EDW						
2127/0080	6/16/2017	WD	Q	V	05	294,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W12 FSP=[YR=2017] W14 S8 E11 U3 R3 N5$ S5 D3 L3 W11 N16 W14 S63 E13 N8 FOP=[YR=2017] E7 FGR=[YR=2017] S11 E20 N23 W20 S12$ N6 W7 S6$ N6 E7 N6 E20 N35$ PTR= E20 FUS=[YR=2017] E14 S36 W7 STR=[YR=2017] W7 N4 E3 N2 E4 S6$ N6 W4 S2 W3 N32$ W20$.

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	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	100	2017	2017	3	97	340	
2	0810	CONCRETE A	0	100	0	0	554.00	SF	6.50	6.50	100	2017	2017	3	97	3,493	

LAND DESCRIPTION

TOTAL OB/XF 3,833

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 02/13/2018 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS