LOT 743
HERON ISLES PHASE THREE C
PBK 8/177

ORWIG RYAN & KATHLEEN M
96047 BREEZEWAY COURT
YULEE, FL 32097

2023

37-3N-28-0745-0743-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

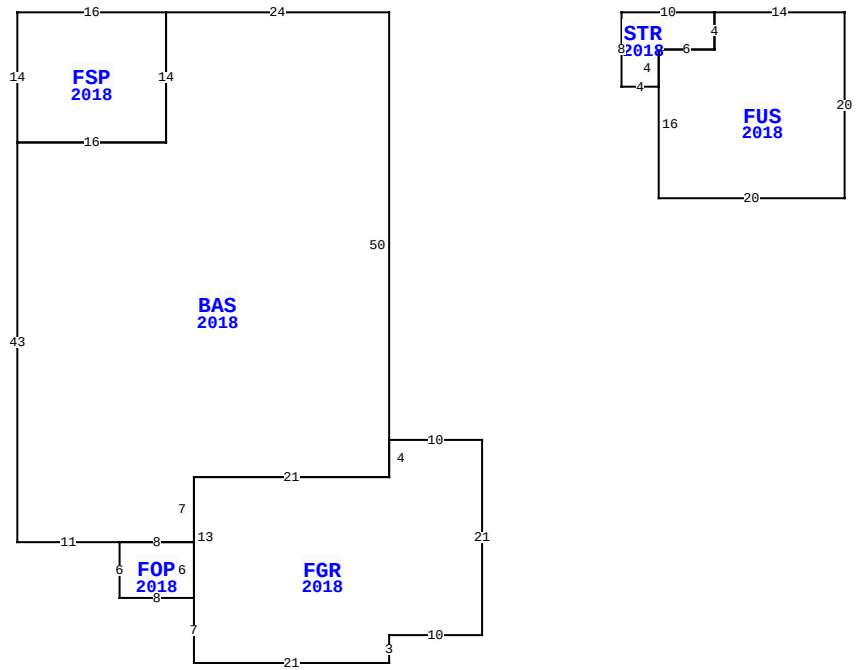
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	1,909	100	1,909	208,777
FGR	630	55	346	37,840
FOP	48	30	14	1,531
FSP	224	40	90	9,843
FUS	376	100	376	41,121
STR	56	10	6	656
TOTALS	3,243		2,741	299,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,741	123.0240	111.03	304,333	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 2285 HX Base Yr 2020



96047 BREEZEWAY CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		299,768
TOTAL MARKET OB/XF VALUE		4,836
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		359,604
SOH/AGL Deduction		112,160
ASSESSED VALUE		247,444
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		197,444
TOTAL JUST VALUE		359,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703468	CO ISSUED	0	04/26/2018
B1703468	NEW CONSTR	294,713	04/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2317/0353	11/04/2019	WD	Q	I	01	289,000
GRANTOR: BELL MICHELE LEE						
GRANTEE: ORWIG RYAN & KATHLE						
2199/1291	5/29/2018	WD	Q	I	01	267,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BELL MICHELE LEE						

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 N3 E10 N21 W10 S4 W21 S13$ N6 W8$ E8 N7 E21 N50$ PTR= E25 STR=[YR=2018] E10 FUS=[YR=2018] E14 S20 W20 N16 E6 N4$ S4 W6 S4 W4 N8$ W25$.

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	14	6	84.00	SF	6.50	6.50	100	2018	2018	3	98	535	
2	0811	CONCRETE B	0	100	0	0	844.00	SF	5.20	5.20	100	2018	2018	3	98	4,301	

LAND DESCRIPTION

TOTAL OB/XF 4,836

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