

LOT 746
HERON ISLES PHASE THREE C
PBK 8/177

HICKSON PASSION DANARD & TORRY L
96033 BREEZEWAY COURT
YULEE, FL 32097

2023

37-3N-28-0745-0746-0000



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	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	2,526	100	2,526	272,204
FGR	622	55	342	36,854
FOP	65	30	20	2,155
FSP	208	40	83	8,944
FUS	383	100	383	41,273
STR	24	10	2	216

TOTALS	3,828		3,356	361,645
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	7	7	49.00	SF	6.50	
2	0811	CONCRETE B	0 100	0	0	905.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

REVIEW DATE 02/13/2017 BY KW

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,356	121.8448	109.96	369,026	2017	2017	0	0	2.00	98.00	
1 SINGLE FAM - 100% - 2022 Heated Area: 2909 HX Base Yr												

96033 BREEZEWAY CT, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF												
4,874												

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		361,645	
TOTAL MARKET OB/XF VALUE		4,874	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		421,519	
SOH/AGL Deduction		0	
ASSESSED VALUE		421,519	
TOTAL EXEMPTION VALUE		13	421,519
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		421,519	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		353,940	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1702502	CO ISSUED	0	12/01/2017
B1702502	NEW CONSTR	366,126	03/27/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2323/0644	5/11/2019	WD	Q	I	01
GRANTOR: WARD SCOTT & APRIL L					SALE PRICE
GRANTEE: HICKSON PASSION DAN					300,000
2161/1676	11/30/2017	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					306,800
GRANTEE: WARD SCOTT & APRIL					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W17 FSP=[YR=2019] W16 S13 E16 N13\$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E13 FOP=[YR=2017] S1 E9 N1 FGR=[YR=2017] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$ PTR= E20 FUS=[YR=2017] E17 S23 W13 STR=[YR=2017] S4 W4 N6 E4 S2\$ N2 W4 N21\$ W20\$.									

Common: 55,000 PRINTED 08/02/2023 BY SYS