LOT 748
HERON ISLES PHASE THREE C
PBK 8/177

PELLETIER GERARD & WENDY
96017 BREEZEWAY COURT
YULEE, FL 32097

2023

37-3N-28-0745-0748-0000

BUILDING CHARACTERISTICS

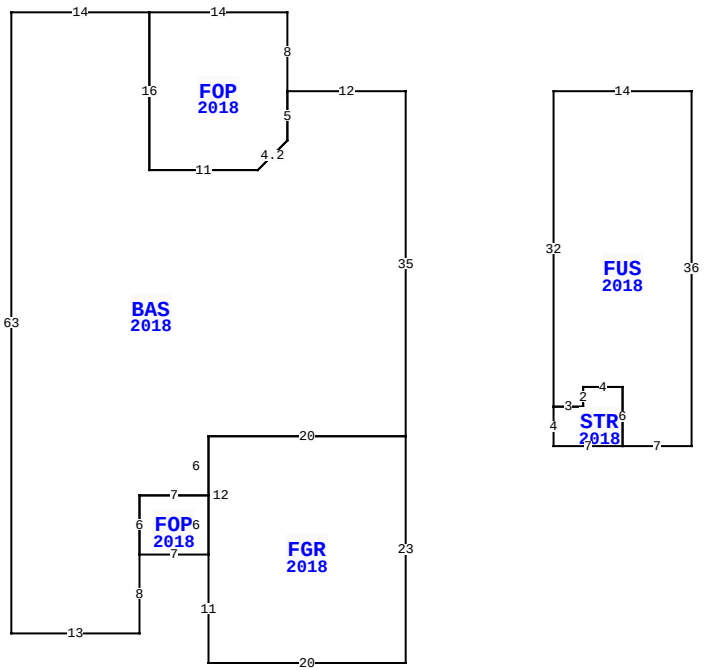
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	1,707	100	1,707	186,685
FGR	460	55	253	27,670
FOP	42	30	13	1,421
FOP	220	30	66	7,218
FUS	468	100	468	51,183
STR	36	10	4	437
TOTALS	2,933		2,511	274,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,511	123.0240	111.03	278,796	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2175 HX Base Yr 2022



96017 BREEZEWAY CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		274,614
TOTAL MARKET OB/XF VALUE		5,879
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		335,493
SOH/AGL Deduction		70,178
ASSESSED VALUE		265,315
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		215,315
TOTAL JUST VALUE		335,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1709090	CO ISSUED	0	05/14/2018
B1709090	NEW CONSTR	291,234	10/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2445/1264	1/11/2021	WD	U	I	11	100
GRANTOR: BELCHER THERON E & KI						
GRANTEE: PELLETIER GERARD &						
2193/1549	4/30/2018	WD	Q	I	01	298,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BELCHER THERON EDWA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 FOP=[YR=2018] N8 W14 S16 E11 U3 R3 N5$ S5 D3 L3 W11 N16 W14 S63 E13 N8 FOP=[YR=2018] E7 FGR=[YR=2018] S11 E20 N23 W20 S12$ N6 W7 S6$ N6 E7 N6 E20 N35$ PTR=E15 FUS=[YR=2018] E14 S36 W7 STR=[YR=2018] W7 N4 E3 N2 E4 S6$ N6 W4 S2 W3 N32$ 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	996.00	SF	5.20	5.20	100	2018	2018	3	98	5,076	
2	0810	CONCRETE A	0	100	0	0	126.00	SF	6.50	6.50	100	2018	2018	3	98	803	

LAND DESCRIPTION

TOTAL OB/XF 5,879

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