

LOT 714
HERON ISLES PHASE THREE C
PBK 8/177

WAGUESPACK DENISE & WENDY/
96034 BREEZEWAY CT
YULEE, FL 32097

2024

37-3N-28-0745-0714-0000



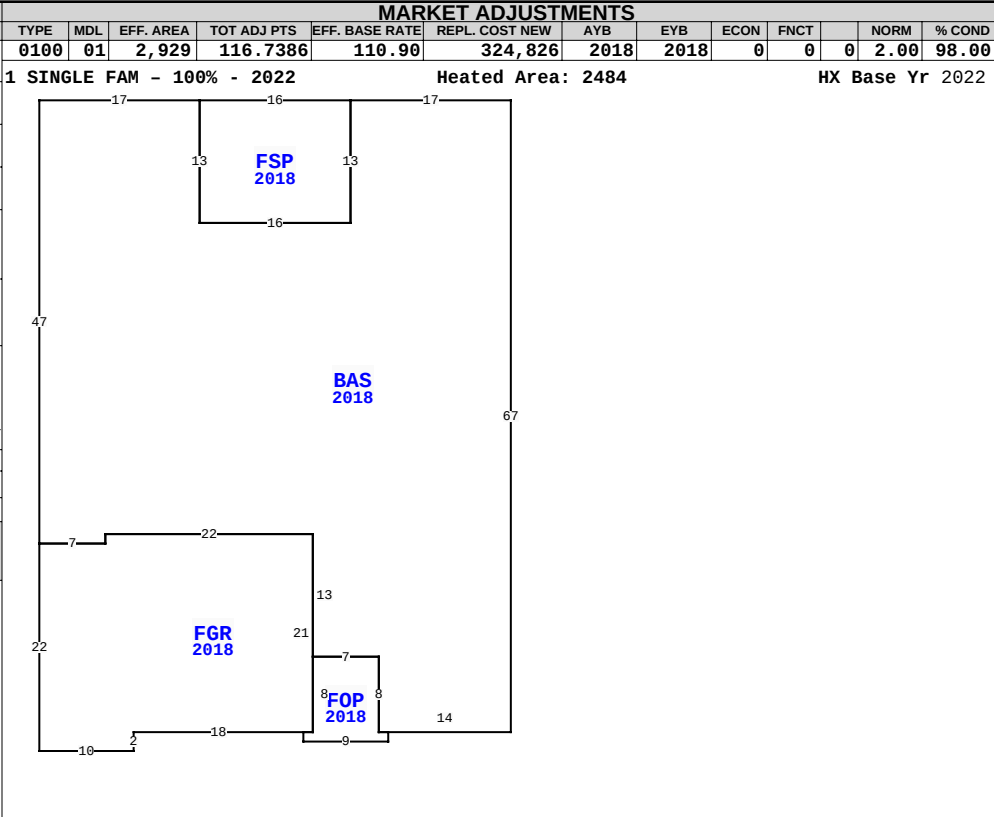
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,484	100	2,484	269,966
FGR	622	55	342	37,169
FOP	65	30	20	2,174
FSP	208	40	83	9,021

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	912.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	
3	0476	VF 6 SBPL	0	100	0	0	96.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

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



TOTALS 3,379 2,929 318,329											
96034 BREEZEWAY CT, YULEE											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

TOTAL OB/XF 8,224											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 4											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						318,329					
TOTAL MARKET OB/XF VALUE						8,224					
TOTAL LAND VALUE - MARKET						55,000					
TOTAL MARKET VALUE						381,553					
SOH/AGL Deduction						54,286					
ASSESSED VALUE						327,267					
TOTAL EXEMPTION VALUE						55,000					
BASE TAXABLE VALUE						272,267					
TOTAL JUST VALUE						381,553					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						367,280					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1802111	CO ISSUED	0	07/17/2018
B1802111	NEW CONSTR	323,633	02/28/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
9999/9999	8/20/2021	CN	Q	I	01	395,300	
GRANTOR: OFFERPAD (SPVBORROWER1							
GRANTEE: WAGUESPACK DENISE &							
2479/0946	7/13/2021	WD	U	I	37	377,000	
GRANTOR: O'CONNOR ERIN & ASHLE							
GRANTEE: OFFERPAD (SPVBORROWE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W17 FSP=[YR=2018] W16 S13 E16 N13\$ S13 W16 N13 W17 S47 FGR=[YR=2018] S22 E10 N2 E18 FOP=[YR=2018] S1 E9 N1 W1 N8 W7 S8 W1\$ E1 N21 W22 S1 W7\$ E7 N1 E22 S13 E7 S8 E14 N67\$.											