

LOT 717
IN OR 2187/994
HERON ISLES PHASE THREE C

BENNETT JOHN BRODIE & LOREL
96048 BREEZEWAY COURT
YULEE, FL 32097

2024

37-3N-28-0745-0717-0000



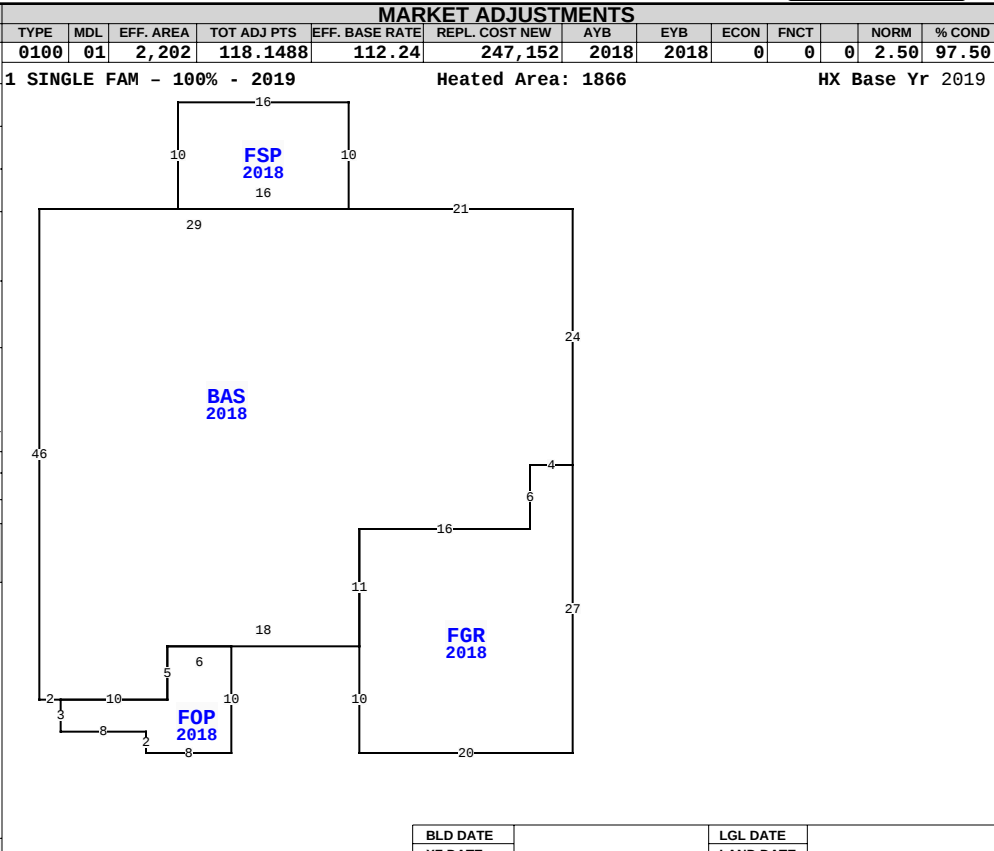
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMMT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	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	1,866	100	1,866	204,204
FGR	444	55	244	26,702
FOP	94	30	28	3,064
FSP	160	40	64	7,003
TOTALS	2,564		2,202	240,973

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	672.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	57.00	SF	6.50	6.50	
3	0476	VF 6 SBPL	0	100	0	0	126.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	
5	0866	POOL FIBER	0	100	24	11	264.00	SF	72.00	72.00	
6	0855	CONC PAVER	0	100	0	0	487.00	SF	10.00	10.00	

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



96048 BREEZEWAY CT, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										240,973	
TOTAL MARKET OB/XF VALUE										31,411	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										327,384	
SOH/AGL Deduction										118,696	
ASSESSED VALUE										208,688	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										158,688	
TOTAL JUST VALUE										327,384	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										317,169	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2113629	FIBERGLASS POOL	39,055	10/06/2021
B1710653	CO ISSUED	0	04/02/2018
B1803052	SCRN ENCLSR	1,950	04/01/2018
B1710653	NEW CONSTR	243,840	12/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	/ V	RSN CD	SALE PRICE	
2187/0994	3/29/2018	WD	Q	I	01	208,800	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE: BENNETT JOHN BRODIE							
2155/1977	10/27/2017	WD	Q	V	01	42,000	
GRANTOR:HERON ISLES JOINT VEN							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W21 FSP=[YR=2018] N10 W16 S10 E16\$ W29 S46 E2									
FOP=[YR=2018] S3 E8 S2 E8 N10 W6 S5 W10\$ E10 N5 E18									
FGR=[YR=2018] S10 E20 N27 W4 S6 W16 S11\$ N11 E16 N6 E4 N24\$.									