LOT 725
IN OR 2157/234
HERON ISLES PHASE THREE C

GARRETT TERRELL LEE & CHARLENE
96052 BREEZEWAY CT
YULEE, FL 32097

2024

37-3N-28-0745-0725-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

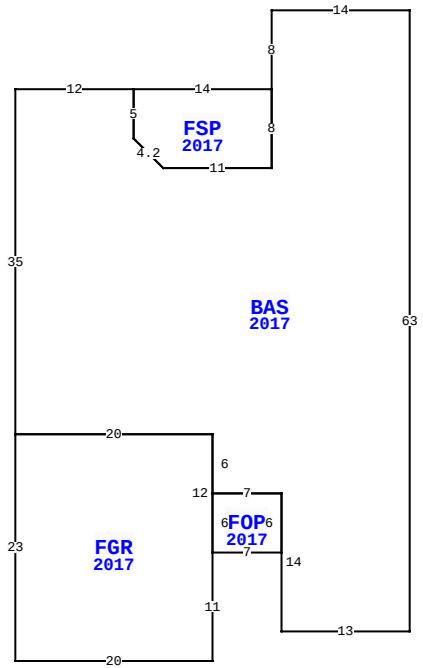
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4038.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,707	100	1,707	207,941
FGR	460	55	253	30,820
FOP	42	30	13	1,583
FSP	108	40	43	5,238
TOTALS	2,317		2,016	245,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,016	131.5160	124.94	251,879	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1707 HX Base Yr 2018



96052 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		245,582
TOTAL MARKET OB/XF VALUE		7,017
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		307,599
SOH/AGL Deduction		101,952
ASSESSED VALUE		205,647
TOTAL EXEMPTION VALUE	VX HX HB	55,000
BASE TAXABLE VALUE		150,647
TOTAL JUST VALUE		307,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705204	CO ISSUED	0	10/27/2017
B1705204	NEW CONSTR	219,219	06/12/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2157/0234	10/31/2017	WD	Q	I	02	210,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GARRETT TERRELL LEE						
2122/0187	5/23/2017	WD	Q	V	05	126,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 S8 FSP=[YR=2017] W14 S5 D3 R3 E11 N8$
S8 W11 U3 L3 N5 W12 S35 FGR=[YR=2017] S23 E20 N11
FOP=[YR=2017] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N63 $.

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	19	3	57.00	SF	6.50	6.50	100	2017	2017	3	97	359	
2	0811	CONCRETE B	0	100	0	0	580.00	SF	5.20	5.20	100	2017	2017	3	97	2,926	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	92	552	
4	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2017	2017	3	92	3,180	

LAND DESCRIPTION

TOTAL OB/XF 7,017

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS