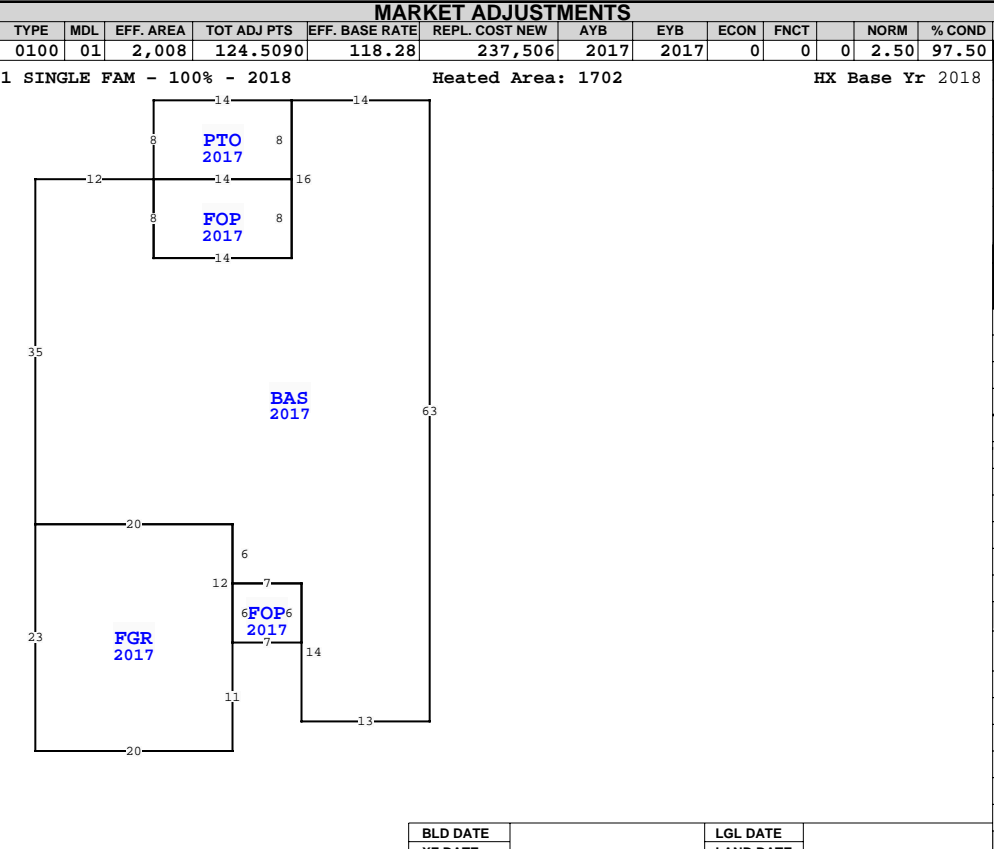


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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
BAS	1,702	100	1,702
FGR	460	55	253
FOP	42	30	13
FOP	112	30	34
PTO	112	5	6
PTO			692
TOTALS	2,428		2,008
			231,568



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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	231,568
TOTAL MARKET OB/XF VALUE	3,304
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	289,872
SOH/AGL Deduction	103,476
ASSESSED VALUE	186,396
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	136,396
TOTAL JUST VALUE	289,872
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	279,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705242	CO ISSUED	0	10/19/2017
B1705242	NEW CONSTR	219,219	06/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2156/1342	10/27/2017	WD	Q	I	01	200,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PATRICK JOHN D & KA						
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 PTO=[YR=2017] W14 S8 FOP=[YR=2017] S8  
E14 N8 W14\$ E14 N8 \$ S16 W14 N8 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

96056 BREEZEWAY CT, YULEE

L N	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	20	3			6.50	100	2017	2017	3	97	378	
2	0811	CONCRETE B	0	100	0	0			5.20	100	2017	2017	3	97	2,926	

LAND DESCRIPTION

TOTAL OB/XF 3,304

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							