

LOT 728
HERON ISLES PHASE THREE C
PBK 8/177

HERNDON CATHY S
96064 BREEZEWAY COURT
YULEE, FL 32097

2024

37-3N-28-0745-0728-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	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	1.5	1.5 100
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	1,735	100	1,735	191,763
FGR	460	55	253	27,963
FOP	42	30	13	1,437
FSP	112	40	45	4,973
FUS	474	100	474	52,390
PTO	112	5	6	663
STR	30	10	3	332
TOTALS	2,965		2,529	279,520

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	18	3		54.00	SF 6.50	100	2017
2	0811	CONCRETE B	0	100	0	0		596.00	SF 5.20	100	2017
3	0463	FENCE GATE	0	100	0	0		2.00	UT 300.00	100	2017
4	0462	ST/AL FNC	0	100	144	0		576.00	SF 10.00	100	2017

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,529	119.3280	113.36	286,687	2017	2017	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2022 Heated Area: 2209 HX Base Yr 2022											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					

96064 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	18	3		54.00	SF 6.50	100	2017	2017	3	97	340	
2	0811	CONCRETE B	0	100	0	0		596.00	SF 5.20	100	2017	2017	3	97	3,006	
3	0463	FENCE GATE	0	100	0	0		2.00	UT 300.00	100	2017	2017	3	92	552	
4	0462	ST/AL FNC	0	100	144	0		576.00	SF 10.00	100	2017	2017	3	84	4,838	

TOTAL OB/XF											
8,736											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		279,520	
TOTAL MARKET OB/XF VALUE		8,736	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		343,256	
SOH/AGL Deduction		109,126	
ASSESSED VALUE		234,130	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		179,130	
TOTAL JUST VALUE		343,256	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		330,822	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702311	CO ISSUED	0	08/28/2017
B1702311	NEW CONSTR	276,123	03/21/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2443/1401	3/05/2021	WD Q	Q	I	01
GRANTOR: HARBOUR STEVEN J & JA					
GRANTEE: HERNDON CATHY S					
2143/1270	8/24/2017	WD Q	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: HARBOUR STEVEN J &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W8 L3 D3 PTO=[YR=2017] W14 S8 FSP=[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 U3 L3 PTR= E25 FUS=[YR=2017] E14 S33 STR=[YR=2017] S3 W7 N6 E3 S3 E4\$ W4 N3 W3 S6 W7 N36\$ W25\$.											