LOT 731
IN OR 2161/1490
HERON ISLES PHASE THREE C

MARCANO NORMA A & RUBEN
96076 BREEZEWAY CT
YULEE, FL 32097

**2024**

**37-3N-28-0745-0731-0000**

## NASSAU COUNTY PROPERTY



## 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 | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

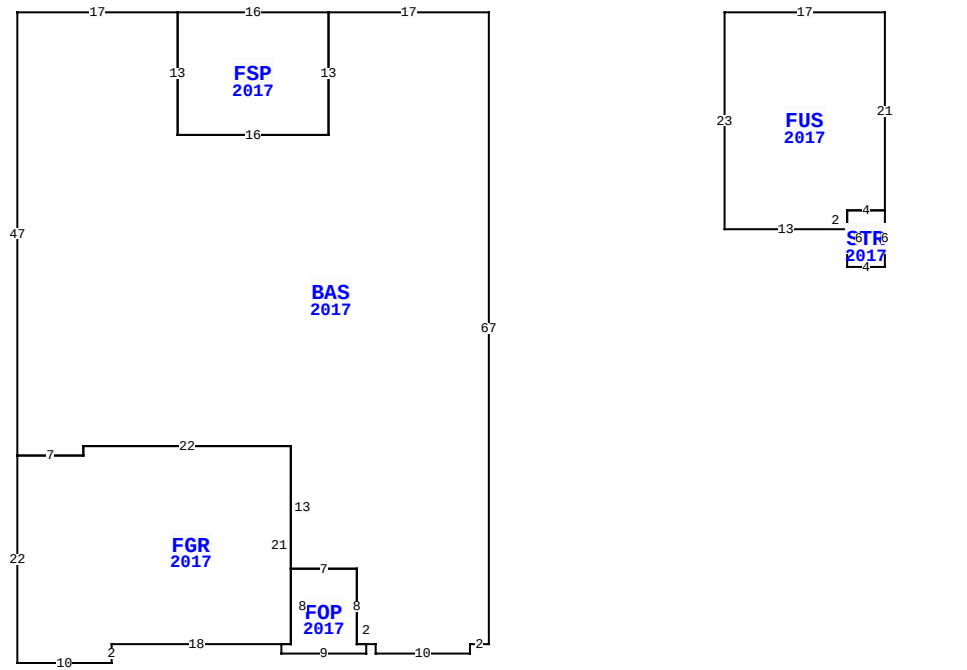
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.0200

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,494 | 100 | 2,494 | 270,948 |
| FGR | 622 | 55 | 342 | 37,155 |
| FOP | 65 | 30 | 20 | 2,173 |
| FSP | 208 | 40 | 83 | 9,017 |
| FUS | 383 | 100 | 383 | 41,609 |
| STR | 24 | 10 | 2 | 217 |
| TOTALS | 3,796 | | 3,324 | 361,119 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,324 | 117.8980 | 112.00 | 372,288 | 2017 | 2017 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SINGLE FAM – 100% - 2018 Heated Area: 2877 HX Base Yr 2018




96076 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 | | 361,119 |
| TOTAL MARKET OB/XF VALUE | | 5,040 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 421,159 |
| SOH/AGL Deduction | | 138,435 |
| ASSESSED VALUE | | 282,724 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 232,724 |
| TOTAL JUST VALUE | | 421,159 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 404,872 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1705203 | CO ISSUED | 0 | 11/30/2017 |
| B1706234 | SCRN ENCLOSURE | 3,673 | 10/01/2017 |
| B1705203 | NEW CONSTR | 361,548 | 06/12/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2161/1490 | 11/30/2017 | WD | Q | I | 01 | 280,700 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: MARCANO NORMA A & R | | | | | | |
| 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] W17 FSP=[YR=2017] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2017] S22 E10 N2 E18 FOP=[YR=2017] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E2 S1 E10 N1 E2 N67 PTR= E25 FUS=[YR=2017] E17 S21 STR=[YR=2017] S6 W4 N6 E4$ W4 S2 W13 N23$ W25$.

## 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 | 7 | 7 | 49.00 | SF | 6.50 | 6.50 | 100 | 2017 | 2017 | 3 | 97 | 309 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 938.00 | SF | 5.20 | 5.20 | 100 | 2017 | 2017 | 3 | 97 | 4,731 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,040

| 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 | 000134 | C | SFR POND | 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