LOT 734
HERON ISLES PHASE THREE C
PBK 8/177

FANELLI NICKOLAS J/JENSEN SARA
96088 BREEZEWAY CT
YULEE, FL 32097

2024

37-3N-28-0745-0734-0000

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	13	LVT/LAMNT 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

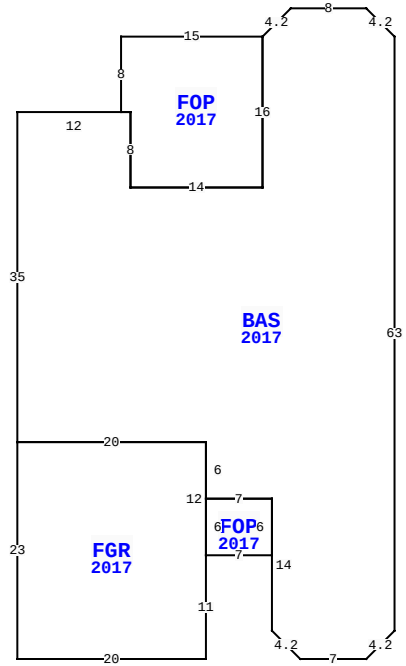
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,765	100	1,765	194,626
FGR	460	55	253	27,898
FOP	42	30	13	1,434
FOP	232	30	70	7,719
TOTALS	2,499		2,101	231,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,101	119.6580	113.68	238,842	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1765 HX Base Yr 2024



96088 BREEZEWAY CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		231,677
TOTAL MARKET OB/XF VALUE		7,863
TOTAL LAND VALUE - MARKET		60,500
TOTAL MARKET VALUE		300,040
SOH/AGL Deduction		0
ASSESSED VALUE		300,040
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		250,040
TOTAL JUST VALUE		300,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1901678	GARAGE DOOR	0	03/01/2019
B1702334	CO ISSUED	0	09/26/2017
B1702334	NEW CONSTR	228,918	03/22/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2388/1109	8/26/2020	WD	Q	I	01	273,000
GRANTOR: HECKER SUSAN R						
GRANTEE: FANELLI NICKOLAS J						
2149/0902	9/22/2017	WD	Q	I	01	259,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HECKER SUSAN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W8 D3 L3 FOP=[YR=2017] W15 S8 E1 S8 E14 N16$ S16 W14 N8 W12 S35 FGR=[YR=2017] S23 E20 N11 FOP=[YR=2017] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 D3 R3 E7 U3 R3 N63 U3 L3 $.

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	0810	CONCRETE A	0	100	29	16	464.00	SF	6.50	6.50	100	2017	2017	3	97	2,926	
3	0855	CONC PAVER	0	100	0	0	472.00	SF	10.00	10.00	100	2017	2017	3	97	4,578	

LAND DESCRIPTION

TOTAL OB/XF 7,863

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	1.10	55,000.00	60,500.00	60,500							

REVIEW DATE 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 60,500 Market: 0 Agricultural: 0 Common: 60,500 PRINTED 08/06/2024 BY SYS