

LOT 737
IN OR 2213/1650
HERON ISLES PHASE THREE C

FITZ CHRISTOPHER
86073 BREEZEWAY COURT
YULEE, FL 32097

2024

37-3N-28-0745-0737-0000



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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
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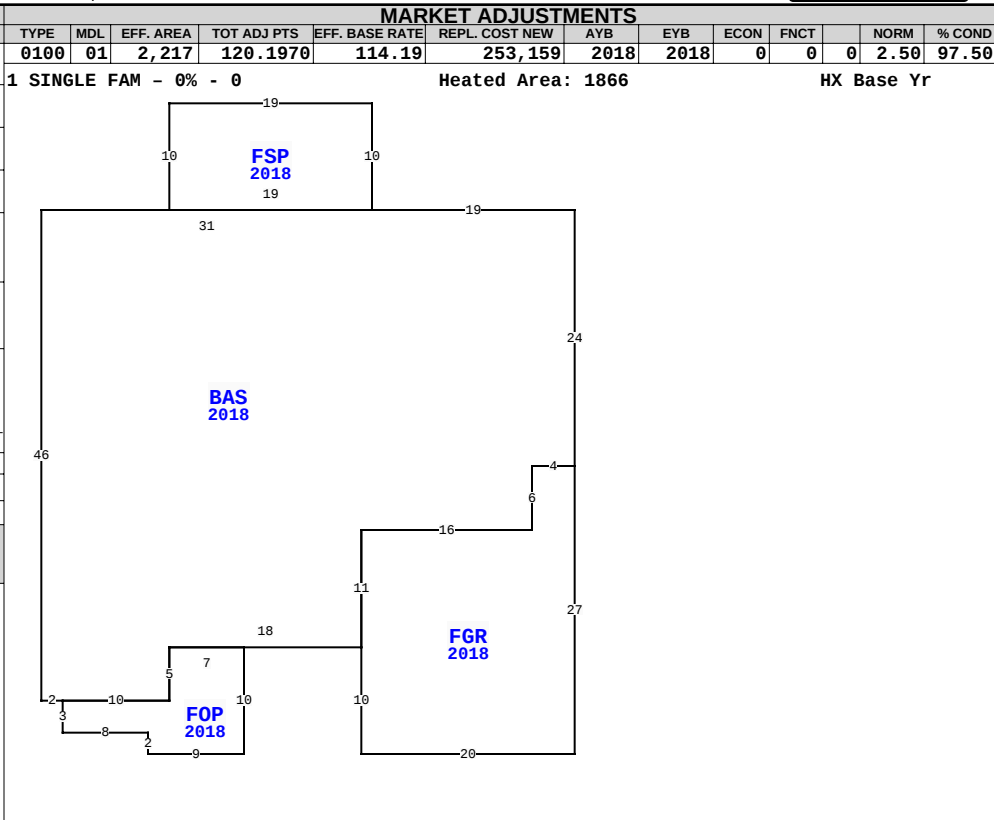
NEIGHBORHOOD/LOC	4038.0200
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,866	100	1,866	207,752
FGR	444	55	244	27,165
FOP	104	30	31	3,452
FSP	190	40	76	8,461

TOTALS	2,604	2,217	246,830
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	592.00	SF	5.20
2	0810	CONCRETE A	0	0	0	0	63.00	SF	6.50
3	0476	VF 6 SBPL	0	0	0	0	168.00	LF	32.00
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PUD	0.00	0.00	1.00



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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2018	2018	3	97	2,986	
100	2018	2018	3	97	397	
100	2018	2018	3	94	5,053	
100	2018	2018	3	94	282	

TOTAL OB/XF									
8,718									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 4								Tax Dist:	
BUILDING MARKET VALUE								246,830	
TOTAL MARKET OB/XF VALUE								8,718	
TOTAL LAND VALUE - MARKET								55,000	
TOTAL MARKET VALUE								310,548	
SOH/AGL Deduction								35,767	
ASSESSED VALUE								274,781	
TOTAL EXEMPTION VALUE								0	
BASE TAXABLE VALUE								274,781	
TOTAL JUST VALUE								310,548	
NCON VALUE								0	
INCOME VALUE								0	
PREVIOUS YEAR MKT VALUE								299,500	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1802109	CO ISSUED	0	07/19/2018
B1802109	NEW CONSTR	294,339	02/28/2018

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2213/1650	7/23/2018	WD	Q	I	01	235,800			
GRANTOR:DREAM FINDERS HOMES L									
GRANTEE:FITZ CHRISTOPHER									
2176/0306	2/08/2018	WD	Q	V	05	126,000			
GRANTOR:HERON ISLES JOINT VEN									
GRANTEE:DREAM FINDERS HOMES									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W19 FSP=[YR=2018] N10 W19 S10 E19\$ W31 S46 E2									
FOP=[YR=2018] S3 E8 S2 E9 N10 W7 S5 W10\$ E10 N5 E18									
FGR=[YR=2018] S10 E20 N27 W4 S6 W16 S11\$ N11 E16 N6 E4 N24\$.									