

LOT 738
IN OR 2184/1415
HERON ISLES PHASE THREE C

LEISKAU JEFFREY L & ANN M
96069 BREEZEAY CT
YULEE, FL 32097

2024

37-3N-28-0745-0738-0000



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
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		14	CARPET 70	
Interior Floo		11	CLAY TILE 30	
Air Condition		03	CENTRAL 100	
Heating Type		04	AIR DUCTED 100	
Bedrooms			4 100	
Bathrooms			3 100	
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	2,494	100	2,494	271,053
FGR	622	55	342	37,169
FOP	65	30	20	2,174
FSP	208	40	83	9,021
TOTALS	3,389		2,939	319,416

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,939	116.7386	110.90	325,935	2018	2018	0	0	0	2.00	98.00	

1 SINGLE FAM - 100% - 2020

Heated Area: 2494

HX Base Yr 2020

BLD DATE		LGL DATE
XF DATE		LAND DATE