LOT 740
HERON ISLES PHASE THREE C
PBK 8/177

KIBLER JAY & BONNIE DUNKEL
96059 BREEZEWAY CT
YULEE, FL 32097

2024

37-3N-28-0745-0740-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

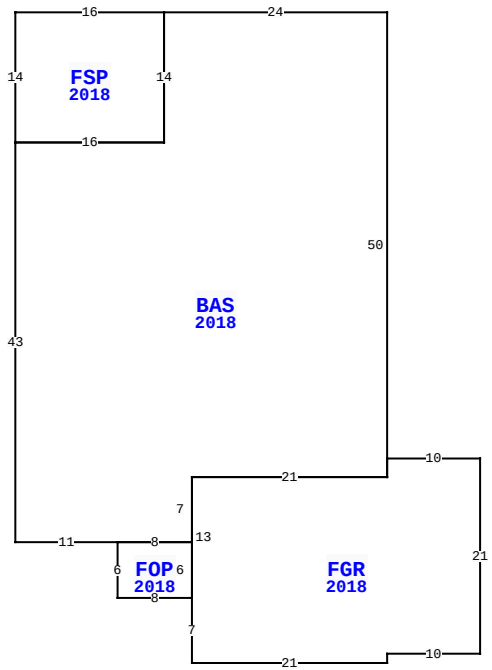
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,909	100	1,909	218,253
FGR	630	55	346	39,558
FOP	48	30	14	1,601
FSP	224	40	90	10,289
TOTALS	2,811		2,359	269,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,359	123.4310	117.26	276,616	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1909 HX Base Yr 2024



96059 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		269,701
TOTAL MARKET OB/XF VALUE		9,906
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		334,607
SOH/AGL Deduction		0
ASSESSED VALUE		334,607
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		284,607
TOTAL JUST VALUE		334,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1708442	CO ISSUED	0	03/21/2018
B1708442	NEW CONSTR	252,238	09/25/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2657/1563	8/01/2023	WD	Q	I	02	395,000
GRANTOR: JONES JAMES						
GRANTEE: KIBLER JAY & BONNIE						
2431/0982	1/22/2021	WD	Q	I	01	288,500
GRANTOR: VOLHEIM BETTY F						
GRANTEE: JONES JAMES & JULIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 FSP=[YR=2018] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2018] S6 E8 FGR=[YR=2018] S7 E21 N1 E10 N21 W10 S2 W21 S13$ N6 W8$ E8 N7 E21 N50$.

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	0811	CONCRETE B	0	100	0	0	968.00	SF	5.20	5.20	100	2018	2018	3	97	4,883	
2	0810	CONCRETE A	0	100	0	0	84.00	SF	6.50	6.50	100	2018	2018	3	97	530	
3	0476	VF 6 SBPL	0	100	0	0	140.00	LF	32.00	32.00	100	2018	2018	3	94	4,211	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 9,906

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	000100	C	SFR	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 01/25/2019 BY DJ Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS