LOT 741
IN OR 2200/1146
HERON ISLES PHASE THREE C

MARTIN LEONARD & NICOLE M
1414 HIDDEN SPRINGS PL
CHULA VISTA, CA 91915

2024

37-3N-28-0745-0741-0000

NASSAU COUNTY PROPERTY

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		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

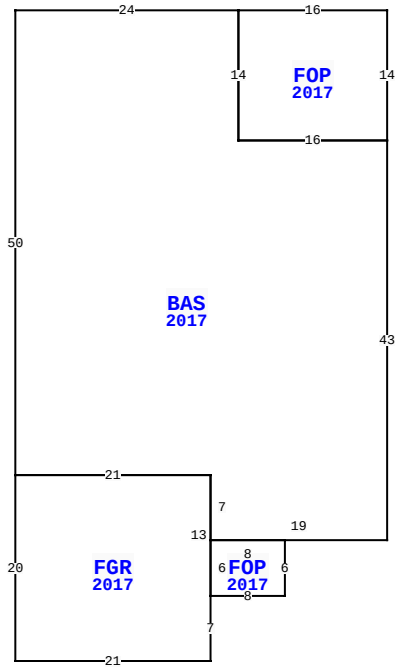
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.0200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	1,909	213,302
FGR	420	55	231	25,811
FOP	48	30	14	1,564
FOP	224	30	67	7,486
TOTALS	2,601		2,221	248,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,221	120.6282	114.60	254,527	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 1909 HX Base Yr



96055 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	248,164
TOTAL MARKET OB/XF VALUE	7,101
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	310,265
SOH/AGL Deduction	35,318
ASSESSED VALUE	274,947
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	274,947
TOTAL JUST VALUE	310,265
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702411	CO ISSUED	0	09/22/2017
B1702411	NEW CONSTR	242,859	03/23/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2200/1146	5/24/2018	WD	Q	I	02	239,000
GRANTOR: ANDERSON JOHN & SANDR						
GRANTEE: MARTIN LEONARD & NI						
2148/0299	9/22/2017	WD	Q	I	02	207,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ANDERSON JOHN & SAN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W16 BAS=[YR=2017] W24 S50 FGR=[YR=2017] S20 E21 N7 FOP=[YR=2017] E8 N6 W8 S6$ N13 W21$ E21 S7 E19 N43 W16 N14$ S14 E16 N14$.

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	0	14	3	42.00	SF	6.50	6.50	100	2017	2017	3	97	265	
2	0811	CONCRETE B	0	0	0	0	554.00	SF	5.20	5.20	100	2017	2017	3	97	2,794	
3	0476	VF 6 SBPL	0	0	0	0	125.00	LF	32.00	32.00	100	2018	2018	3	94	3,760	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 7,101

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	0		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