

LOT 743
HERON ISLES PHASE THREE C
PBK 8/177

ORWIG RYAN & KATHLEEN M
96047 BREEZEWAY COURT
YULEE, FL 32097

2024

37-3N-28-0745-0743-0000



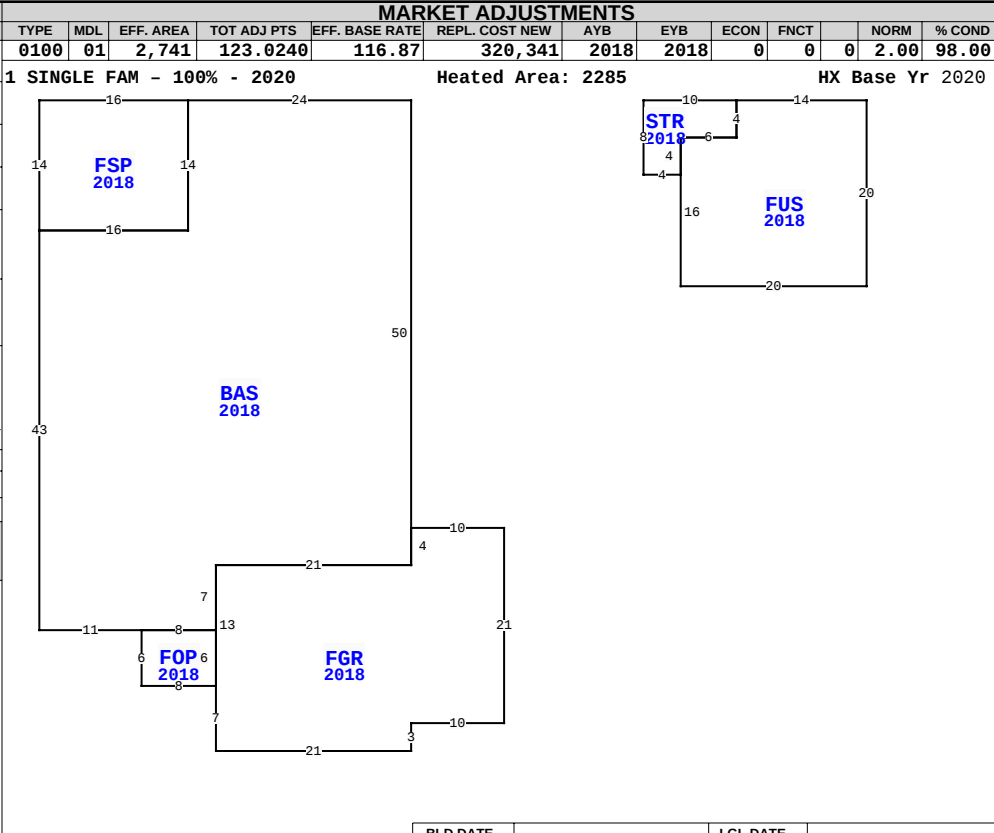
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	218,643
FGR	630	55	346	39,628
FOP	48	30	14	1,603
FSP	224	40	90	10,308
FUS	376	100	376	43,064
STR	56	10	6	687

TOTALS	3,243		2,741	313,934
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	14	6	84.00	SF	6.50	
2	0811	CONCRETE B	0 100	0	0	844.00	SF	5.20	



96047 BREEZEWAY CT, YULEE									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		313,934	
TOTAL MARKET OB/XF VALUE		4,787	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		373,721	
SOH/AGL Deduction		118,854	
ASSESSED VALUE		254,867	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		204,867	
TOTAL JUST VALUE		373,721	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		359,604	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703468	CO ISSUED	0	04/26/2018
B1703468	NEW CONSTR	294,713	04/20/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2317/0353	11/04/2019	WD	Q	I	01	289,000
GRANTOR: BELL MICHELE LEE						
GRANTEE: ORWIG RYAN & KATHLEEN						
2199/1291	5/29/2018	WD	Q	I	01	267,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BELL MICHELE LEE						

BUILDING NOTES									
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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 N3 E10 N21 W10 S4 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$ PTR= E25 STR=[YR=2018] E10 FUS=[YR=2018] E14 S20 W20 N16 E6 N4\$ S4 W6 S4 W4 N8\$ W25\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00