LOT 745
HERON ISLES PHASE THREE C
PBK 8/177

DREHER STEVEN D & ASHLEY L
96039 BREEZEWAY CT
YULEE, FL 32097

2024

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

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		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

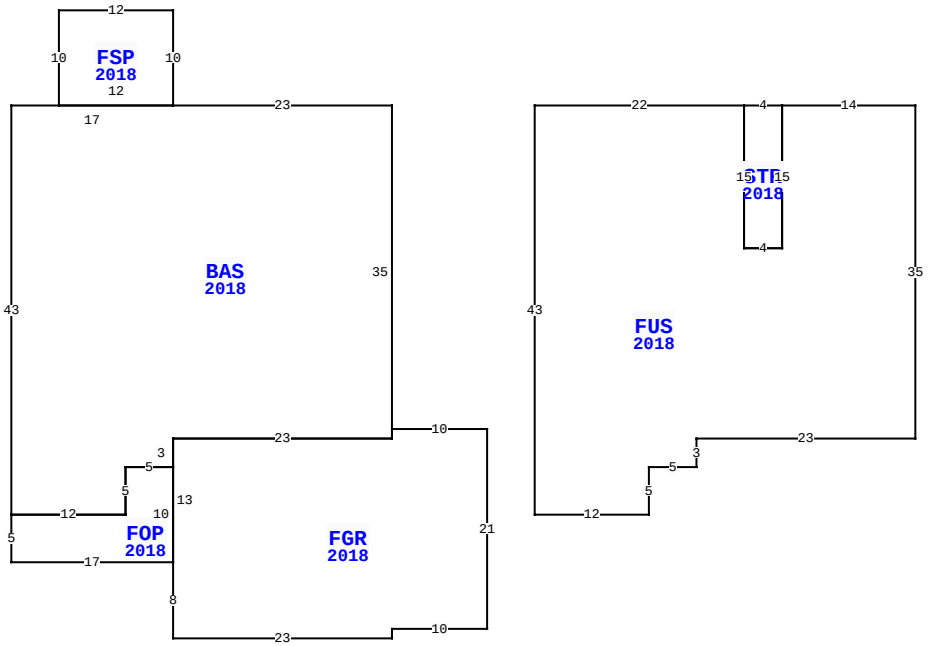
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.0200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,511	100	1,511	160,724
FGR	693	55	381	40,527
FOP	110	30	33	3,510
FSP	120	40	48	5,106
FUS	1,451	100	1,451	154,342
STR	60	10	6	638
TOTALS	3,945		3,430	364,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,430	114.2548	108.54	372,292	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2962 HX Base Yr



96039 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	364,846
TOTAL MARKET OB/XF VALUE	11,572
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	431,418
SOH/AGL Deduction	0
ASSESSED VALUE	431,418
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	431,418
TOTAL JUST VALUE	431,418
NCON VALUE	6,045
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	408,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1802110	CO ISSUED	0	07/12/2018
B1802110	NEW CONSTR	382,347	02/28/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2612/0259	12/29/2022	WD	Q	I	01	442,000
GRANTOR: OFFERPAD SPE BORROWER						
GRANTEE: DREHER STEVEN D & A						
2583/1889	8/12/2022	WD	U	I	37	451,000
GRANTOR: CALTON PHILLIP S & CH						
GRANTEE: OFFERPAD SPE BORROW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W23 FSP=[YR=2018] N10 W12 S10 E12$ W17 S43 FOP=[YR=2018] S5 E17 FGR=[YR=2018] S8 E23 N1 E10 N21 W10 S1 W23 S13$ N10 W5 S5 W12$ E12 N5 E5 N3 E23 N35$ PTR=E15 FUS=[YR=2018] E22 STR=[YR=2018] E4 S15 W4 N15$ S15 E4 N15 E14 S35 W23 S3 W5 S5 W12 N43$ W15$.

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	0	0	0	1,002.00	SF	5.20	5.20	100	2018	2018	3	97	5,054	
2	0810	CONCRETE A	0	0	0	0	75.00	SF	6.50	6.50	100	2018	2018	3	97	473	
3	0476	VF 6 SBPL	0	0	0	0	174.00	LF	32.00	32.00	100	2024	2021		98	5,457	
4	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2024	2021		98	588	

LAND DESCRIPTION

TOTAL OB/XF 11,572

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 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