

LOT 711
IN OR 2211/1729
HERON ISLES PHASE THREE C

COINS BRYAN ROBERT
96012 BREEZEWAY COURT
YULEE, FL 32097

2025

37-3N-28-0745-0711-0000



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 60			
Interior Floo	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4038.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,767	100	2018	1,767	204,224
FGR	400	55	2018	220	25,427
FOP	42	30	2018	13	1,502
FOP	108	30	2018	32	3,698
TOTALS	2,317			2,032	234,851

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,032	118.5408	118.54	240,873	2018	2018	0	0	0	2.50	97.50	

1 SINGLE FAM - 100% - 2019

Heated Area: 1767

HX Base Yr 2019

Diagram illustrating the layout and dimensions of the property, including areas labeled FOP 2018, BAS 2018, and FGR 2018.

BLD DATE		IGL DATE	
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