LOT 712
IN OR 2212/1558
HERON ISLES PHASE THREE C

DEROME SHAWN & KEVIN
96018 BREEZEWAY CT
YULEE, FL 32097

2025

37-3N-28-0745-0712-0000

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	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	04	Quality Level 04

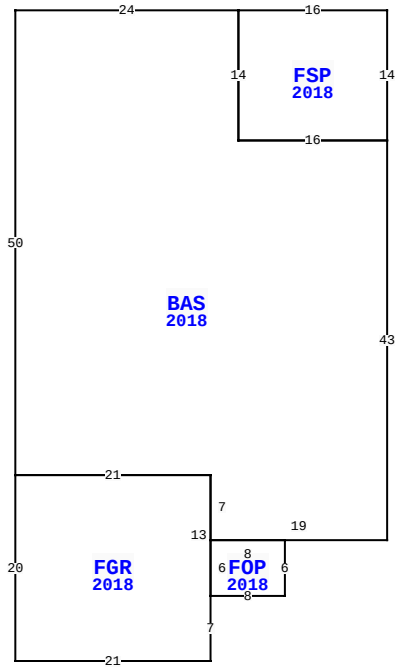
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	2018	1,909	213,226
FGR	420	55	2018	231	25,802
FOP	48	30	2018	14	1,564
FSP	224	40	2018	90	10,053
TOTALS	2,601			2,244	250,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,244	115.1451	115.15	258,397	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1909 HX Base Yr 2019



96018 BREEZEWAY CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		250,645
TOTAL MARKET OB/XF VALUE		3,370
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		319,015
SOH/AGL Deduction		107,317
ASSESSED VALUE		211,698
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		160,976
TOTAL JUST VALUE		319,015
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1803175	CO ISSUED	0	07/19/2018
B1803175	NEW CONSTR	253,175	03/28/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2212/1558	7/20/2018	WD	Q	I	01	222,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DEROME SHAWN & KEVI						
2182/0238	3/02/2018	WD	Q	V	05	84,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W16 BAS=[YR=2018] W24 S50 FGR=[YR=2018] S20 E21 N7 FOP=[YR=2018] 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	0811	CONCRETE B	0	100	0	0	608.00	SF	5.20	5.20	100	2018	2018	3	97	3,067	
2	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	100	2018	2018	3	97	303	

LAND DESCRIPTION

TOTAL OB/XF 3,370

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS