LOT 713
IN OR 2166/525
HERON ISLES PHASE THREE C

VANTERPOOL DENNIS &/DALY SAMANTHA
96026 BREEZEWAY CT
YULEE, FL 32097

2025

37-3N-28-0745-0713-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

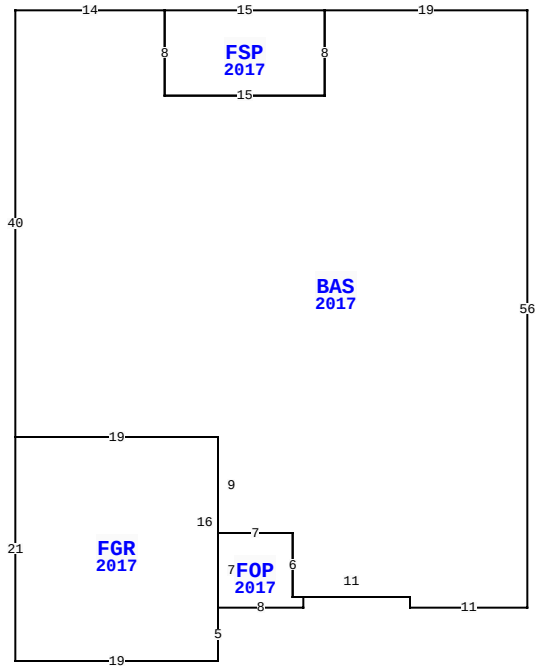
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,204	100	2017	2,204	244,595
FGR	399	55	2017	219	24,304
FOP	50	30	2017	15	1,665
FSP	120	40	2017	48	5,327
TOTALS	2,773			2,486	275,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,486	114.4080	114.41	284,423	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2204 HX Base Yr 2018



96026 BREEZEWAY CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		275,890
TOTAL MARKET OB/XF VALUE		3,682
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		344,572
SOH/AGL Deduction		114,330
ASSESSED VALUE		230,242
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		179,520
TOTAL JUST VALUE		344,572
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706803	CO ISSUED	0	12/27/2017
C1706803	CO ISSUED	0	12/27/2017
B1706803	NEW CONSTR	273,322	07/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2166/0525	12/21/2017	WD	Q	I	01	215,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: VANTERPOOL DENNIS &						
2134/1516	7/20/2017	WD	Q	V	05	210,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W19 FSP=[YR=2017] W15 S8 E15 N8$ S8 W15 N8 W14 S40 FGR=[YR=2017] S21 E19 N5 FOP=[YR=2017] E8 N1 W1 N6 W7 S7$ N16 W19$ E19 S9 E7 S6 E11 S1 E11 N56$.

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	100	11	3	33.00	SF	6.50	6.50	100	2017	2017	3	96	206	
2	0810	CONCRETE A	0	100	0	0	557.00	SF	6.50	6.50	100	2017	2017	3	96	3,476	

LAND DESCRIPTION

TOTAL OB/XF 3,682

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