LOT 714
HERON ISLES PHASE THREE C
PBK 8/177

D'ANDREA DENISE & WENDY
96034 BREEZEWAY CT
YULEE, FL 32097

2025

37-3N-28-0745-0714-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

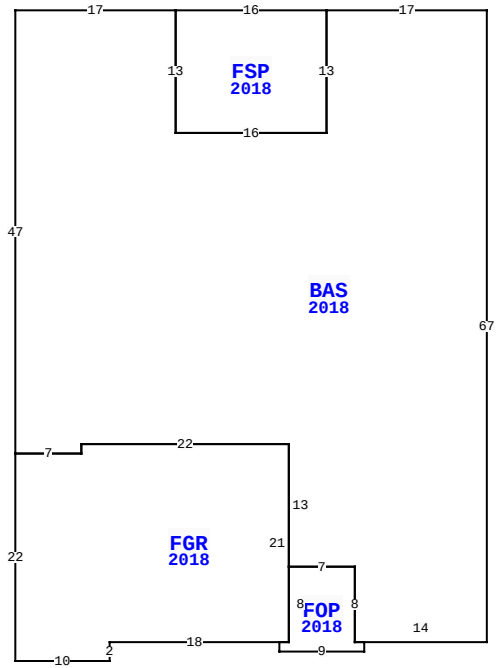
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100	2018	2,484	269,872
FGR	622	55	2018	342	37,156
FOP	65	30	2018	20	2,173
FSP	208	40	2018	83	9,018
TOTALS	3,379			2,929	318,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,929	111.4323	111.43	326,378	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2025 Heated Area: 2484 HX Base Yr



96034 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		318,219
TOTAL MARKET OB/XF VALUE		8,156
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		391,375
SOH/AGL Deduction		0
ASSESSED VALUE		391,375
TOTAL EXEMPTION VALUE	13	391,375
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		391,375
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1802111	CO ISSUED	0	07/17/2018
B1802111	NEW CONSTR	323,633	02/28/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2490/376	8/20/2021	CN	Q	I	01	395,300
GRANTOR: OFFERPAD(SPVBORROWER1						
GRANTEE: D'ANDREA DENISE & W						
2479/0946	7/13/2021	WD	U	I	37	377,000
GRANTOR: O'CONNOR ERIN & ASHLE						
GRANTEE: OFFERPAD(SPVBORROWE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 FSP=[YR=2018] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2018] S22 E10 N2 E18 FOP=[YR=2018] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E14 N67$.

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	912.00	SF	5.20	5.20	100	2018	2018	3	97	4,600	
2	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	2018	2018	3	97	454	
3	0476	VF 6 SBPL	0	100	0	0	96.00	LF	32.00	32.00	100	2018	2018	3	92	2,826	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 8,156

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 01/25/2019 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS