LOT 715
HERON ISLES PHASE THREE C
PBK 8/177

BROWN MICHAEL & TAMISHA
94-203 KIKEPA PL
WAIPAHU, HI 96797

2025

37-3N-28-0745-0715-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

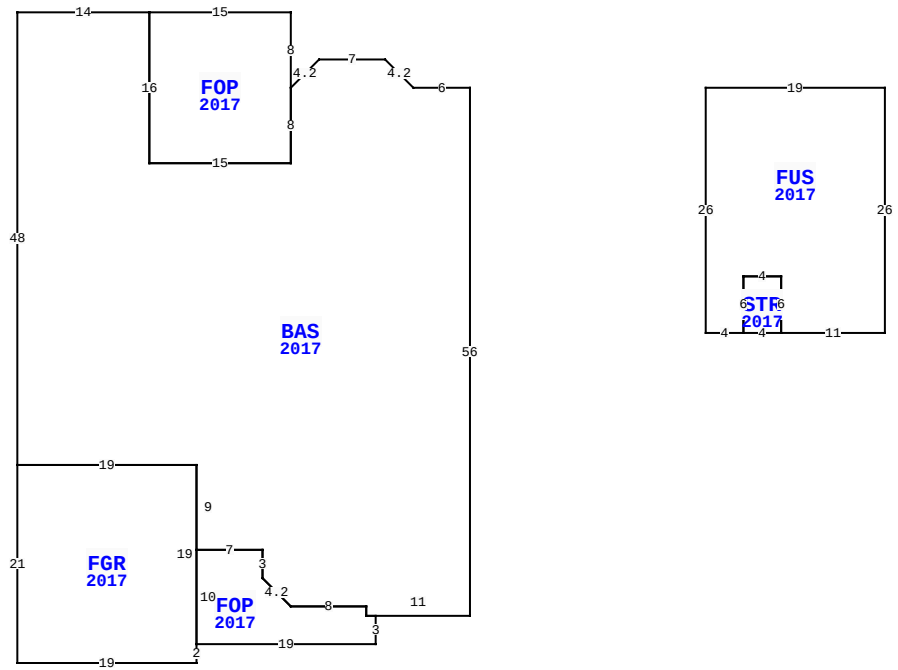
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,342	100	2017	2,342	257,842
FGR	399	55	2017	219	24,111
FOP	122	30	2017	37	4,074
FOP	240	30	2017	72	7,927
FUS	470	100	2017	470	51,745
STR	24	10	2017	2	220
TOTALS	3,597			3,142	345,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,142	113.5050	113.50	356,617	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 2025 Heated Area: 2812 HX Base Yr



96040 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	345,918
TOTAL MARKET OB/XF VALUE	4,860
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	415,778
SOH/AGL Deduction	0
ASSESSED VALUE	415,778
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	415,778
TOTAL JUST VALUE	415,778
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	409,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1804386	SCRN ENCLSRE	1,662	05/01/2018
B1702503	CO ISSUED	0	04/02/2018
B1702503	NEW CONSTR	346,528	03/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2689/128	1/11/2024	WD	Q	I	01	495,000
GRANTOR: VALENTINO DENISE						
GRANTEE: BROWN MICHAEL & TAM						
2544/1048	2/23/2022	WD	Q	I	01	450,000
GRANTOR: CALHOUN JOSEPH A & JA						
GRANTEE: VALENTINO DENISE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W6 U3 L3 W7 D3 L3 FOP=[YR=2017] N8 W15 S16 E15 N8$ S8 W15 N16 W14 S48 FGR=[YR=2017] S21 E19 N2 FOP=[YR=2017] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10$ N19 W19$ E19 S9 E7 S3 D3 R3 E8 S1 E11 N56$ PTR= E25 FUS=[YR=2017] E19 S26 W11 STR=[YR=2017] W4 N6 E4 S6$ N6 W4 S6 W4 N26$ W25$.

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	0	0	0	47.00	SF	6.50	6.50	100	2017	2017	3	96	293	
2	0811	CONCRETE B	0	0	0	0	565.00	SF	5.20	5.20	100	2017	2017	3	96	2,820	
3	0911	SCRN RM A	0	0	16	8	128.00	SF	17.50	17.50	100	2018	2018	3	78	1,747	

LAND DESCRIPTION

TOTAL OB/XF 4,860

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	0		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