LOT 717
IN OR 2187/994
HERON ISLES PHASE THREE C

BENNETT JOHN BRODIE & LOREL
96048 BREEZEWAY COURT
YULEE, FL 32097

2025

37-3N-28-0745-0717-0000

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	13	LVT/LAMNT 30
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

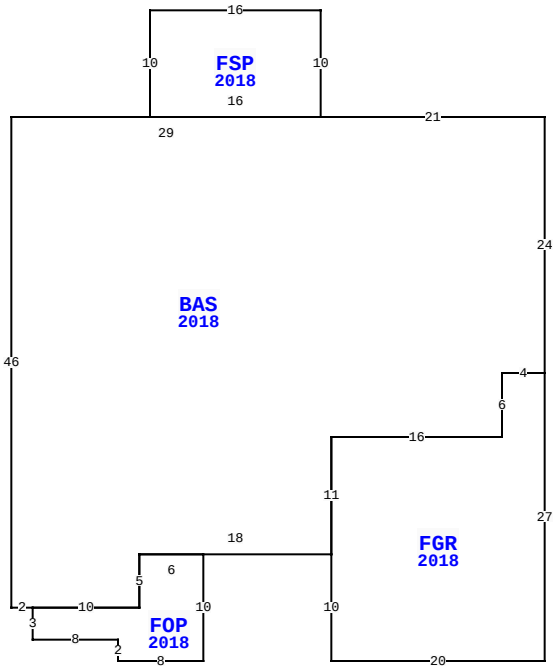
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,866	100	2018	1,866	204,134
FGR	444	55	2018	244	26,692
FOP	94	30	2018	28	3,063
FSP	160	40	2018	64	7,001
TOTALS	2,564			2,202	240,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,202	112.7784	112.78	248,342	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1866 HX Base Yr 2019



96048 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		240,892
TOTAL MARKET OB/XF VALUE		30,508
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		336,400
SOH/AGL Deduction		121,660
ASSESSED VALUE		214,740
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		164,018
TOTAL JUST VALUE		336,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2113629	FIBERGLASS POOL	39,055	10/06/2021
B1710653	CO ISSUED	0	04/02/2018
B1803052	SCRN ENCLSRE	1,950	04/01/2018
B1710653	NEW CONSTR	243,840	12/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2187/0994	3/29/2018	WD	Q	I	01	208,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BENNETT JOHN BRODIE						
2155/1977	10/27/2017	WD	Q	V	01	42,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W21 FSP=[YR=2018] N10 W16 S10 E16$ W29 S46 E2
FOP=[YR=2018] S3 E8 S2 E8 N10 W6 S5 W10$ E10 N5 E18
FGR=[YR=2018] S10 E20 N27 W4 S6 W16 S11$ N11 E16 N6 E4 N24$.

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	672.00	SF	5.20	5.20	100	2018	2018	3	97	3,390	
2	0810	CONCRETE A	0	100	0	0	57.00	SF	6.50	6.50	100	2018	2018	3	97	359	
3	0476	VF 6 SBPL	0	100	0	0	126.00	LF	32.00	32.00	100	2018	2018	3	92	3,709	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	
5	0866	POOL FIBER	0	100	24	11	264.00	SF	72.00	72.00	100	2022	2022	3	93	17,677	
6	0855	CONC PAVER	0	100	0	0	487.00	SF	10.00	10.00	100	2022	2022	3	99	4,821	

LAND DESCRIPTION

TOTAL OB/XF 30,508

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 07/01/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS