

**GARRETT TERRELL LEE & CHARLENE**  
96052 BREEZEWAY CT  
YULEE, FL 32097

**37-3N-28-0745-0725-0000**

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structure03

ABOVE AVG 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units Occupancy

030511030402010000

COMP SHNGL 100 DRYWALL 100 CLAY TILE 100 CENTRAL 100 AIR DUCTED 100 3 100 2 100 WOOD FRAME 100 1. 100 0 100 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

040100044038.00

Quality Level 04 SINGLE FAMILY MKT AREA 04

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BASFGRFOPFSP1707460421081005530402017201720172017170725313432078683080915835236

TOTALS

23172016245496

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDATE ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A010019357.00SF6.506.5010020172017396356

20811CONCRETE B010000580.00SF5.205.20100201720173962895

30470VNYL GATE0100002.00UT300.00300.0010020172017390540

40476VF 6 SBPL010000108.00LF32.0032.00100201720173903110

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100PUD0.000.001.00LT1.001.001.0065000.0065000.0065000

REVIEW DATE03/14/2024BYKBA

Total Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% COND

0100012016125.5380125.54253089201720170003.0097.00

1 SINGLE FAM - 100% - 2018Heated Area: 1707HX Base Yr 2018

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE245,496

TOTAL MARKET OB/XF VALUE6,901

TOTAL LAND VALUE - MARKET65,000

TOTAL MARKET VALUE317,397

SOH/AGL Deduction105,786

ASSESSED VALUE211,611

TOTAL EXEMPTION VALUEVX HX HB55,722

BASE TAXABLE VALUE155,889

TOTAL JUST VALUE317,397

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE307,599

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / V / I / RSN CD SALE PRICE

2157/023410/31/2017WDQI02210,500

GRANTOR:DREAM FINDERS HOMES L

GRANTEE:GARRETT TERRELL LEE

2122/01875/23/2017WDQV05126,000

GRANTOR:HERON ISLES JOINT VEN

GRANTEE:DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 S8 FSP=[YR=2017] W14 S5 D3 R3 E11 N8\$ S8 W11 U3 L3 N5 W12 S35 FGR=[YR=2017] S23 E20 N11 FOP=[YR=2017] E7 N6 W7 S6\$ N12 W20\$ E20 S6 E7 S14 E13 N63 \$.