LOT 728
HERON ISLES PHASE THREE C
PBK 8/177

HERNDON CATHY S
96064 BREEZEWAY COURT
YULEE, FL 32097

2025

37-3N-28-0745-0728-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

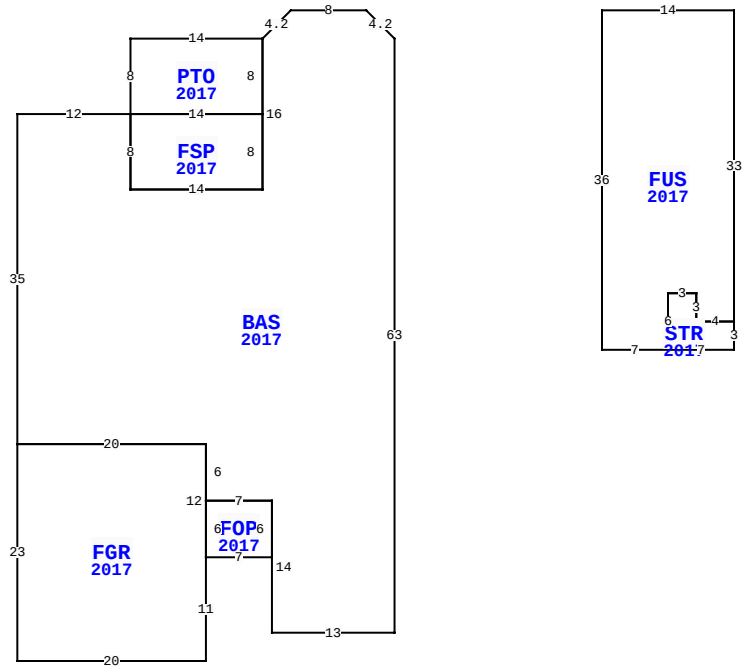
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,735	100	2017	1,735	191,688
FGR	460	55	2017	253	27,952
FOP	42	30	2017	13	1,437
FSP	112	40	2017	45	4,972
FUS	474	100	2017	474	52,369
PTO	112	5	2017	6	663
STR	30	10	2017	3	332
TOTALS	2,965			2,529	279,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,529	113.9040	113.90	288,053	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2209 HX Base Yr 2022



96064 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		279,411
TOTAL MARKET OB/XF VALUE		8,518
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		352,929
SOH/AGL Deduction		112,009
ASSESSED VALUE		240,920
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		185,198
TOTAL JUST VALUE		352,929
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702311	CO ISSUED	0	08/28/2017
B1702311	NEW CONSTR	276,123	03/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2443/1401	3/05/2021	WD	Q	I	01	331,000
GRANTOR: HARBOUR STEVEN J & JA						
GRANTEE: HERNDON CATHY S						
2143/1270	8/24/2017	WD	Q	I	01	236,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HARBOUR STEVEN J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W8 L3 D3 PTO=[YR=2017] W14 S8 FSP=[YR=2017] S8 E14 N8 W14$ E14 N8$ S16 W14 N8 W12 S35 FGR=[YR=2017] S23 E20 N11 FOP=[YR=2017] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N63 U3 L3 PTR= E25 FUS=[YR=2017] E14 S33 STR=[YR=2017] S3 W7 N6 E3 S3 E4$ W4 N3 W3 S6 W7 N36$ 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	100	18	3	54.00	SF	6.50	6.50	100	2017	2017	3	96	337	
2	0811	CONCRETE B	0	100	0	0	596.00	SF	5.20	5.20	100	2017	2017	3	96	2,975	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	90	540	
4	0462	ST/AL FNC	0	100	144	0	576.00	SF	10.00	10.00	100	2017	2017	3	81	4,666	

LAND DESCRIPTION

TOTAL OB/XF 8,518

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	000134	C	RES POND	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