LOT 730
HERON ISLES PHASE THREE C
PBK 8/177

**HERNICZ FAMILY REVOCABLE TRUST/HERNICZ CHARLES B T**
95102 ROYAL PALM COURT
FERNANDINA BEACH, FL 32034

**2025**

**37-3N-28-0745-0730-0000**

## 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 | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| 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 |

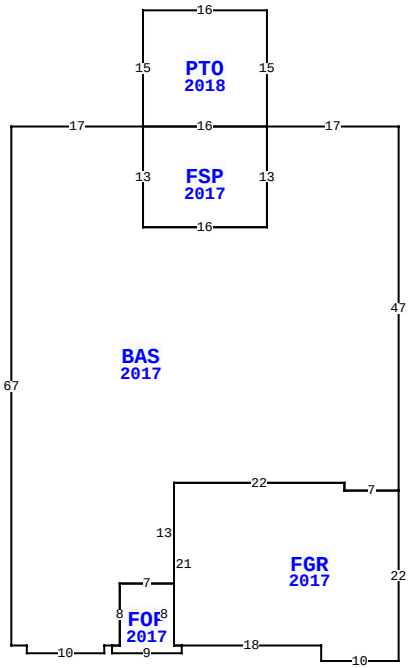
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,494 | 100 | 2017 | 2,494 | 277,445 |
| FGR | 622 | 55 | 2017 | 342 | 38,046 |
| FOP | 65 | 30 | 2017 | 20 | 2,225 |
| FSP | 208 | 40 | 2017 | 83 | 9,233 |
| PTO | 240 | 5 | 2018 | 12 | 1,335 |
| TOTALS | 3,629 | | | 2,951 | 328,284 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,951 | 115.2816 | 115.28 | 340,191 | 2017 | 2017 | 0 | 0 | 0 | 3.50 | 96.50 |

1 SINGLE FAM – 0% - 2025 Heated Area: 2494 HX Base Yr




96072 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 | 328,284 |
| TOTAL MARKET OB/XF VALUE | 11,210 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 404,494 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 404,494 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 404,494 |
| TOTAL JUST VALUE | 404,494 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 394,871 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1802683 | SCRN ENCLSRE | 4,500 | 05/01/2018 |
| C1705905 | CO ISSUED | 0 | 12/11/2017 |
| B1705905 | NEW CONSTR | 317,285 | 07/03/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2501/0411 | 9/30/2021 | WD | Q | I | 02 | 420,000 |
| GRANTOR: SHERRY RICHARD J & LI | | | | | | |
| GRANTEE: HERNICZ FAMILY REVO | | | | | | |
| 2161/1031 | 11/30/2017 | WD | Q | I | 01 | 264,200 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: SHERRY RICHARD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W17 PTO=[YR=2018] N15 W16 S15 FSP=[YR=2017] S13 E16 N13 W16$ E16$ S13 W16 N13 W17 S67 E2 S1 E10 N1 E1 FOP=[YR=2017] S1 E9N1 FGR=[YR=2017] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$E1 N8 E7 N13 E22 S1 E7 N47$.

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2017 | 2017 | 3 | 97 | 3,395 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 7 | 7 | 49.00 | SF | 6.50 | 6.50 | 100 | 2017 | 2017 | 3 | 96 | 306 | |
| 3 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 848.00 | SF | 5.20 | 5.20 | 100 | 2017 | 2017 | 3 | 96 | 4,233 | |
| 4 | 0911 | SCRN RM A | 0 | 0 | 15 | 16 | 240.00 | SF | 17.50 | 17.50 | 100 | 2018 | 2018 | 3 | 78 | 3,276 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,210

| 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 | 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 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