LOT 731
IN OR 2161/1490
HERON ISLES PHASE THREE C

MARCANO NORMA A & RUBEN
96076 BREEZEWAY CT
YULEE, FL 32097

2025

37-3N-28-0745-0731-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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

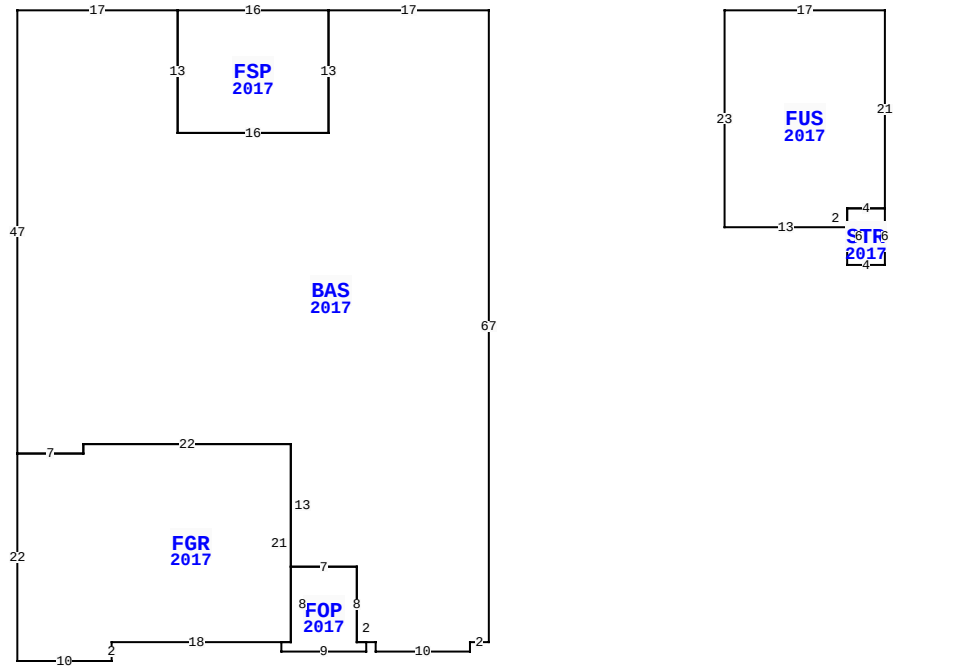
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,494	100	2017	2,494	270,851
FGR	622	55	2017	342	37,142
FOP	65	30	2017	20	2,172
FSP	208	40	2017	83	9,014
FUS	383	100	2017	383	41,594
STR	24	10	2017	2	217
TOTALS	3,796			3,324	360,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,324	112.5390	112.54	374,083	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2018 Heated Area: 2877 HX Base Yr 2018



96076 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		360,990
TOTAL MARKET OB/XF VALUE		4,988
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		430,978
SOH/AGL Deduction		140,055
ASSESSED VALUE		290,923
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		240,201
TOTAL JUST VALUE		430,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705203	CO ISSUED	0	11/30/2017
B1706234	SCRN ENCLOSURE	3,673	10/01/2017
B1705203	NEW CONSTR	361,548	06/12/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2161/1490	11/30/2017	WD	Q	I	01	280,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MARCANO NORMA A & R						
2122/0187	5/23/2017	WD	Q	V	05	126,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W17 FSP=[YR=2017] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2017] S22 E10 N2 E18 FOP=[YR=2017] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E2 S1 E10 N1 E2 N67 PTR= E25 FUS=[YR=2017] E17 S21 STR=[YR=2017] S6 W4 N6 E4$ W4 S2 W13 N23$ 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	7	7	49.00	SF	6.50	6.50	100	2017	2017	3	96	306	
2	0811	CONCRETE B	0	100	0	0	938.00	SF	5.20	5.20	100	2017	2017	3	96	4,682	

LAND DESCRIPTION

TOTAL OB/XF 4,988

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