

LOT 732
IN OR 2165/1057
HERON ISLES PHASE THREE C

HOOKER CHARLES GAVIN & AMY M
96080 BREEZEWAY COURT
YULEE, FL 32097

2025

37-3N-28-0745-0732-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMMT 60			
Interior Floo	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
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	1,844	100	2017	1,844	200,994
FGR	670	55	2017	368	40,111
FOP	66	30	2017	20	2,180
FOP	286	30	2017	86	9,374
TOTALS	2,866			2,318	252,660

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,318	112.3668	112.37	260,474	2017	2017	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2018						Heated Area: 1844		HX Base Yr 2018			
The diagram shows a floor plan with three main areas: FOP 2017 (top right), BAS 2017 (center), and FGR 2017 (bottom left). Dimensions are provided for various segments: FOP 2017 has a top width of 18 and a right height of 16. BAS 2017 has a right height of 63 and a bottom width of 13. FGR 2017 has a left height of 21 and a bottom width of 20. Other dimensions include 11, 6, 14, 15, 16, 11, 1											