LOT 735
IN OR 2201/1942
HERON ISLES PHASE THREE C

CZERNICKI STEVEN P/MAIN JULIE
96085 BREEZEWAY CT
YULEE, FL 32097

2025

37-3N-28-0745-0735-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 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

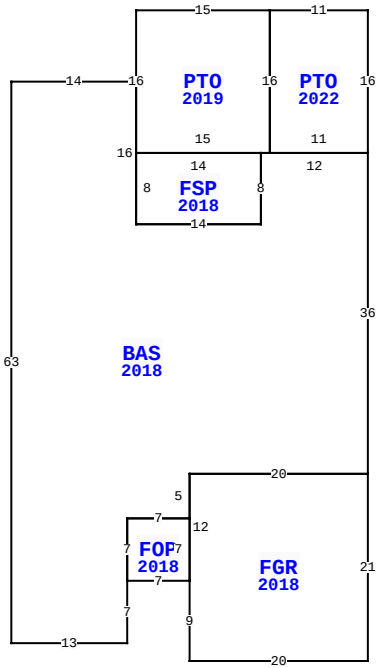
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,722	100	2018	1,722	201,793
FGR	420	55	2018	231	27,070
FOP	49	30	2018	15	1,758
FSP	112	40	2018	45	5,274
PTO	240	5	2019	12	1,406
PTO	176	5	2022	9	1,055
TOTALS	2,719			2,034	238,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,034	120.1872	120.19	244,466	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1722 HX Base Yr 2019



96085 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		238,354
TOTAL MARKET OB/XF VALUE		10,597
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		313,951
SOH/AGL Deduction		91,839
ASSESSED VALUE		222,112
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		171,390
TOTAL JUST VALUE		313,951
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003869	SCREEN ENCL	6,736	03/11/2022
19003893	SCRNENCL	11,070	04/18/2019
B1711286	CO ISSUED	0	05/30/2018
B1711286	NEW CONSTR	294,339	12/19/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2201/1942	6/04/2018	WD	Q	I	01	243,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CZERNICKI STEVEN P						
2161/1620	11/30/2017	WD	Q	V	05	168,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,008.00	SF	4.00	4.00	100	2018	2018	3	97	3,911	
2	0810	CONCRETE A	0	100	0	0	60.00	SF	6.50	6.50	100	2018	2018	3	97	378	
3	0911	SCRN RM A	0	100	15	16	240.00	SF	17.50	17.50	100	2019	2019	3	82	3,444	
4	0911	SCRN RM A	0	100	11	16	176.00	SF	17.50	17.50	100	2022	2022	3	93	2,864	

BUILDING DIMENSIONS

PTO=[YR=2022] N16 W11 PTO=[YR=2019] W15 S16 E15 N16$ S16 E11$ BAS=[YR=2018] W12 FSP=[YR=2018] W14 S8 E14N8$ S8 W14 N16 W14 S63 E13 N7 FOP=[YR=2018] E7 FGR=[YR=2018] S9 E20 N21 W20 S12$ N7 W7 S7$ N7 E7 N5 E20 N36 $.

LAND DESCRIPTION

TOTAL OB/XF 10,597

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	000100	C	RES	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 06/30/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS