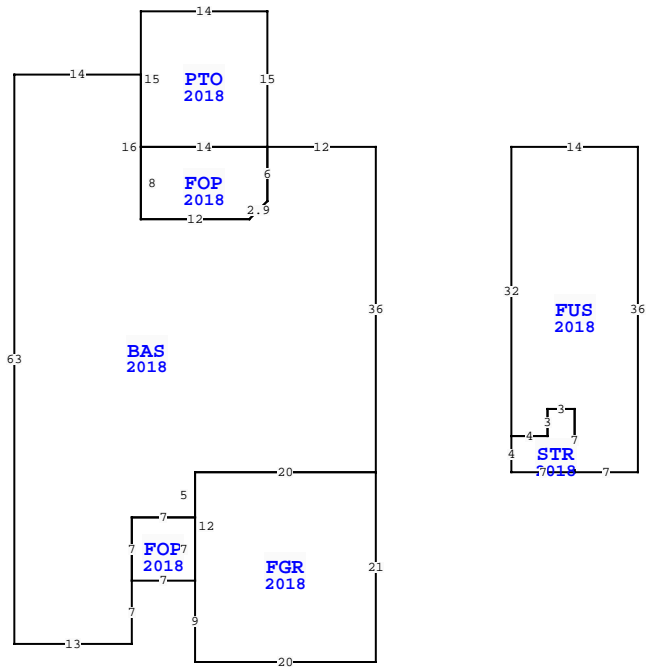




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME	100
Stories	2.	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
BAS	1,724	100	2018
FGR	420	55	2018
FOP	49	30	2018
FOP	110	30	2018
FUS	467	100	2018
PTO	210	5	2018
STR	37	10	2018
TOTALS	3,017		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,484	114.8112	114.81	285,188	2018	2018	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2019 Heated Area: 2191 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			276,632
TOTAL MARKET OB/XF VALUE			3,097
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			344,729
SOH/AGL Deduction			114,981
ASSESSED VALUE			229,748
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			179,026
TOTAL JUST VALUE			344,729
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			334,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1711285	CO ISSUED	0	06/04/2018
B1711285	NEW CONSTR	278,311	12/19/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2205/1274	6/24/2018	WD Q	Q	I	01	254,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BOWEN SAMUEL R & BR						
2161/1620	11/30/2017	WD Q	Q	V	05	168,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	539.00	SF	5.20	5.20	100	2018
2	0810	CONCRETE A	0	100	0	60.00	SF	6.50	6.50	100	2018

96079 BREEZEWAY CT, YULEE
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
05/13/2025 MLU

BUILDING NOTES	

BUILDING DIMENSIONS
BAS=[YR=2018] W12 PTO=[YR=2018] N15 W14 S15 FOP=[YR=2018] S8 E12 U2 R2 N6 W14\$ E14\$ S6 D2 L2 W12 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\$ PTR= E15 FUS=[YR=2018] E14 S36 W7 STR=[YR=2018] W7 N4 E4 N3 E3 S7\$ N7 W3 S3 W4 N32\$ W15\$.

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							