

LOT 737
IN OR 2213/1650
HERON ISLES PHASE THREE C

FITZ CHRISTOPHER
86073 BREEZEWAY COURT
YULEE, FL 32097

2025

37-3N-28-0745-0737-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
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	1,866	100	2018	1,866	207,663
FGR	444	55	2018	244	27,154
FOP	104	30	2018	31	3,450
FSP	190	40	2018	76	8,457
TOTALS	2,604			2,217	246,725

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,217	114.7335	114.73	254,356	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM - 0% - 0

Heated Area: 1866

HX Base Yr

The floor plan diagram illustrates a building layout with several distinct areas and their dimensions. The areas are labeled as follows:

- FSP 2018**: A small rectangular area at the top center, with a width of 19 and a height of 10.
- BAS 2018**: A large rectangular area on the left side, with a width of 31 and a height of 46.
- FGR 2018**: A large rectangular area on the right side, with a width of 27 and a height of 24.
- FOP 2018**: A small rectangular area at the bottom left, with a width of 7 and a height of 5.

The diagram also includes various dimension lines and labels for other sections, such as 19, 10, 31, 46, 24, 27, 16, 11, 18, 10, 20, 9, 8, 2, 3, 10, 4, 6, and 19.

BLD DATE		LGL DATE	
YE DATE		L AND DATE	05/13/2025