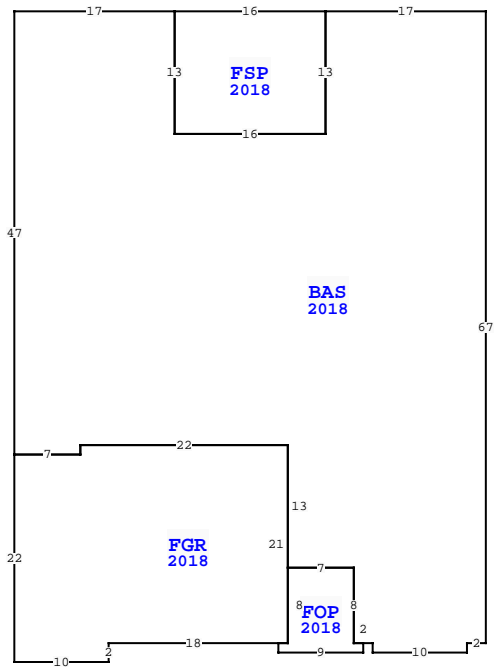




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	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
BAS	2,494	100	2018
FGR	622	55	2018
FOP	65	30	2018
FSP	208	40	2018
TOTALS	3,389		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,939	111.4323	111.43	327,493	2018	2018	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2020 Heated Area: 2494 HX Base Yr 2020											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			319,306
TOTAL MARKET OB/XF VALUE			50,071
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			434,377
SOH/AGL Deduction			128,626
ASSESSED VALUE			305,751
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			255,029
TOTAL JUST VALUE			434,377
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			425,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1904696	SWIM POOL	30,000	07/01/2019
C1708441	CO ISSUED	0	03/19/2018
B1708441	NEW CONSTR	318,992	09/25/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2184/1415	3/16/2018	WD Q	Q	I	01	301,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LEISKAU JEFFREY L &						
2144/0579	8/29/2017	WD Q	Q	V	05	168,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

EXTRA FEATURES															96069 BREEZEWAY CT, YULEE		
L N	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	1,064.00	SF	4.00	4.00	100	2018	2018	3	97	4,128	
2	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	2018	2018	3	97	454	
3	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	2019	2019	3	87	28,988	
4	0855	CONC PAVER	0	100	0	0	838.00	SF	10.00	10.00	100	2019	2019	3	97	8,129	
5	0476	VF 6 SBPL	0	100	0	0	275.00	LF	32.00	32.00	100	2018	2018	3	92	8,096	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2018] W17 FSP=[YR=2018] W16 S13 E16 N13\$ S13 W16 N13 W17 S47 FGR=[YR=2018] S22 E10 N2 E18 FOP=[YR=2018] 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\$.			

LAND DESCRIPTION										TOTAL OB/XF										50,071					
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								