



BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
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	11 CLAY TILE 50				
Interior Floo	14 CARPET 50				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	3 100				
Frame	02 WOOD FRAME 100				
Stories	2. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	2018	1,909	217,449
FGR	420	55	2018	231	26,312
FOP	48	30	2018	14	1,595
FSP	224	40	2018	90	10,252
FUS	392	100	2018	392	44,652
STR	28	10	2018	3	341
TOTALS	3,021			2,639	300,601

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,639	117.4320	117.43	309,898	2018	2018	0	0	3.00	97.00

1 SINGLE FAM - 100% - 2022 Heated Area: 2301 HX Base Yr 2022

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			300,601
TOTAL MARKET OB/XF VALUE			3,591
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			369,192
SOH/AGL Deduction			68,492
ASSESSED VALUE			300,700
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			249,978
TOTAL JUST VALUE			369,192
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			352,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1711220	CO ISSUED	0	06/01/2018
B1711220	NEW CONSTR	374,220	12/18/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2763/1706	1/24/2025	WD Q	Q	I	01	475,000
GRANTOR: REINKE JEFFREY A						
GRANTEE: CROSBY NOAH WILLIAM						
2490/0816	8/17/2021	WD Q	Q	I	01	385,000
GRANTOR: BARTLETT RILEY A						
GRANTEE: REINKE JEFFREY A &						

EXTRA FEATURES																
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	0811	CONCRETE B	0	100	0	0			5.20	100	2018	2018	3	97	2,986	
2	0810	CONCRETE A	0	100	0	0			6.50	100	2018	2018	3	97	605	

TOTAL OB/XF												3,591			
96063 BREEZEWAY CT, YULEE												BLD DATE		LGL DATE	
												XF DATE		LAND DATE	05/13/2025
												INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2018] W24 FSP=[YR=2018] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2018] S6 E8 FGR=[YR=2018] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$ PTR=E15 STR=[YR=2018] E7 FUS=[YR=2018] E14 S20 W21 N16 E7 N4\$ S4 W7 N4\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF 3,591																						
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							