LOT 711
IN OR 2211/1729
HERON ISLES PHASE THREE C

COINS BRYAN ROBERT
96012 BREEZEWAY COURT
YULEE, FL 32097

2026

37-3N-28-0745-0711-0000

BUILDING CHARACTERISTICS

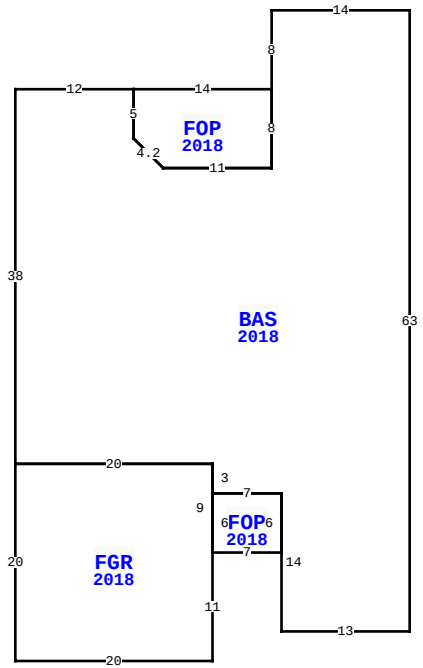
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,767	100	2018	1,767	203,176
FGR	400	55	2018	220	25,297
FOP	42	30	2018	13	1,495
FOP	108	30	2018	32	3,679
TOTALS	2,317			2,032	233,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,032	112.8960	118.54	240,873	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2019 Heated Area: 1767 HX Base Yr 2019



96012 BREEZEWAY CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		233,647
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		298,647
SOH/AGL Deduction		92,565
ASSESSED VALUE		206,082
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		154,671
TOTAL JUST VALUE		298,647
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1803177	CO ISSUED	0	07/12/2018
B1803177	NEW CONSTR	227,764	03/28/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2211/1729	7/16/2018	WD	Q	I	01	211,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: COINS BRYAN ROBERT						
2182/0238	3/02/2018	WD	Q	V	05	84,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 S8 FOP=[YR=2018] W14 S5 D3 R3 E11 N8$ S8 W11 U3 L3 N5 W12 S38 FGR=[YR=2018] S20 E20 N11
FOP=[YR=2018] E7 N6 W7 S6$ N9 W20$ E20 S3 E7 S14 E13 N63$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS