

LOT 725
IN OR 2157/234
HERON ISLES PHASE THREE C

GARRETT TERRELL LEE & CHARLENE
96052 BREEZEWAY CT
YULEE, FL 32097

2026

37-3N-28-0745-0725-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
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	1,707	100	2017	1,707	206,797
FGR	460	55	2017	253	30,650
FOP	42	30	2017	13	1,575
FSP	108	40	2017	43	5,209
TOTALS	2,317			2,016	244,231

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,016	119.5600	125.54	253,089	2017	2017	0	0	0	3.50	96.50	
1 SINGLE FAM 100% - 2026				Heated Area: 1707				HX Base Yr					