LOT 728
HERON ISLES PHASE THREE C
PBK 8/177

HERNDON CATHY S
96064 BREEZEWAY COURT
YULEE, FL 32097

2026

37-3N-28-0745-0728-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

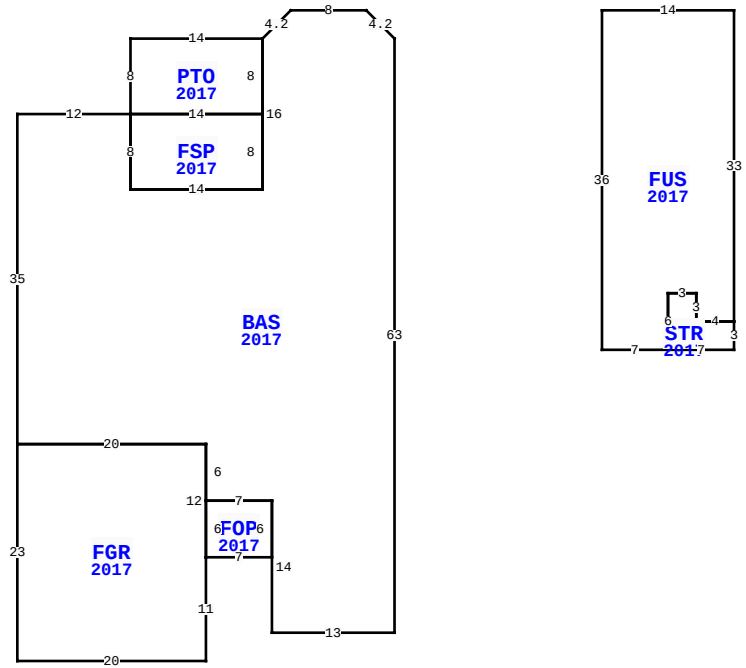
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,735	100	2017	1,735	190,700
FGR	460	55	2017	253	27,808
FOP	42	30	2017	13	1,429
FSP	112	40	2017	45	4,947
FUS	474	100	2017	474	52,099
PTO	112	5	2017	6	659
STR	30	10	2017	3	330
TOTALS	2,965			2,529	277,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,529	108.4800	113.90	288,053	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2022 Heated Area: 2209 HX Base Yr 2022



96064 BREEZEWAY CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		277,971
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		342,971
SOH/AGL Deduction		95,546
ASSESSED VALUE		247,425
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		191,014
TOTAL JUST VALUE		342,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702311	CO ISSUED	0	08/28/2017
B1702311	NEW CONSTR	276,123	03/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2443/1401	3/05/2021	WD	Q	I	01	331,000
GRANTOR: HARBOUR STEVEN J & JA						
GRANTEE: HERNDON CATHY S						
2143/1270	8/24/2017	WD	Q	I	01	236,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HARBOUR STEVEN J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W8 L3 D3 PTO=[YR=2017] W14 S8 FSP=[YR=2017] S8 E14 N8 W14$ E14 N8$ S16 W14 N8 W12 S35 FGR=[YR=2017] S23 E20 N11 FOP=[YR=2017] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N63 U3 L3 PTR= E25 FUS=[YR=2017] E14 S33 STR=[YR=2017] S3 W7 N6 E3 S3 E4$ W4 N3 W3 S6 W7 N36$ W25$.

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	000134	C	RES POND	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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS