LOT 730
HERON ISLES PHASE THREE C
PBK 8/177

LAU LEON/MAHARAJ NAVIKA
96072 BREEZEWAY CT
YULEE, FL 32097

2026

37-3N-28-0745-0730-0000

NASSAU COUNTY PROPERTY

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 60
Interior Floo	14	CARPET 40
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	03	Quality Level 03

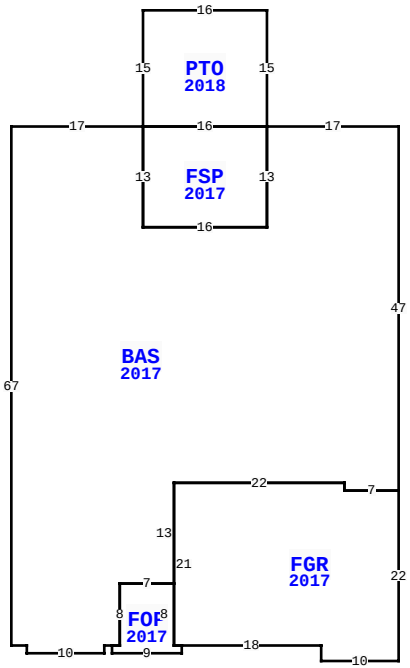
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,494	100	2017	2,494	276,008
FGR	622	55	2017	342	37,849
FOP	65	30	2017	20	2,214
FSP	208	40	2017	83	9,185
PTO	240	5	2018	12	1,328
TOTALS	3,629			2,951	326,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,951	109.7920	115.28	340,191	2017	2017	0	0	0	4.00	96.00

1 SINGLE FAM 50% - 2026 Heated Area: 2494 HX Base Yr 2026



96072 BREEZEWAY CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		326,583
TOTAL MARKET OB/XF VALUE		6,592
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		398,175
SOH/AGL Deduction		0
ASSESSED VALUE		398,175
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		346,764
TOTAL JUST VALUE		398,175
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802683	SCRN ENCLSRE	4,500	05/01/2018
C1705905	CO ISSUED	0	12/11/2017
B1705905	NEW CONSTR	317,285	07/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2826/1847	10/27/2025	WD	Q	I	02	490,000
GRANTOR: HERNICZ FAMILY REVOCA						
GRANTEE: LAU LEON						
2501/0411	9/30/2021	WD	Q	I	02	420,000
GRANTOR: SHERRY RICHARD J & LI						
GRANTEE: HERNICZ FAMILY REVO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W17 PTO=[YR=2018] N15 W16 S15 FSP=[YR=2017] S13 E16 N13 W16$ E16$ S13 W16 N13 W17 S67 E2 S1 E10 N1 E1 FOP=[YR=2017] S1 E9N1 FGR=[YR=2017] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$E1 N8 E7 N13 E22 S1 E7 N47$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395	
4	0911	SCRN RM A	0	50	15	16	240.00	SF	18.00	18.00	100	2018	2018	3	74	3,197	

LAND DESCRIPTION

TOTAL OB/XF 6,592

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	50		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