LOT 734
HERON ISLES PHASE THREE C
PBK 8/177

FANELLI NICKOLAS J/JENSEN SARA
96088 BREEZEWAY CT
YULEE, FL 32097

2026

37-3N-28-0745-0734-0000

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	13	LVT/LAMNT 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

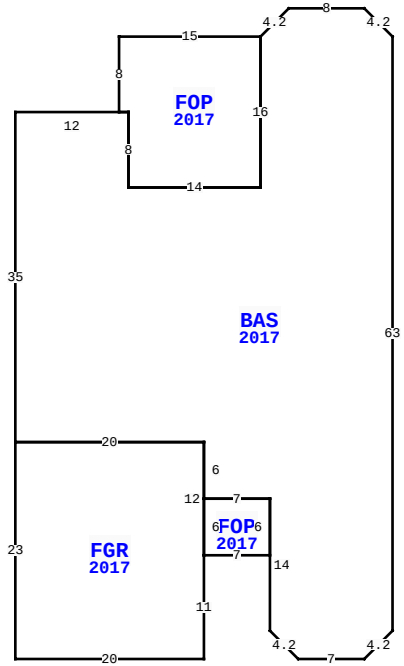
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,765	100	2017	1,765	193,534
FGR	460	55	2017	253	27,742
FOP	42	30	2017	13	1,426
FOP	232	30	2017	70	7,675
TOTALS	2,499			2,101	230,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,101	108.7800	114.22	239,976	2017	2017	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2024 Heated Area: 1765 HX Base Yr 2024



96088 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		230,377
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		295,377
SOH/AGL Deduction		0
ASSESSED VALUE		295,377
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		243,966
TOTAL JUST VALUE		295,377
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1901678	GARAGE DOOR	0	03/01/2019
B1702334	CO ISSUED	0	09/26/2017
B1702334	NEW CONSTR	228,918	03/22/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/1109	8/26/2020	WD	Q	I	01	273,000
GRANTOR: HECKER SUSAN R						
GRANTEE: FANELLI NICKOLAS J						
2149/0902	9/22/2017	WD	Q	I	01	259,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HECKER SUSAN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W8 D3 L3 FOP=[YR=2017] W15 S8 E1 S8 E14 N16$ S16 W14 N8 W12 S35 FGR=[YR=2017] S23 E20 N11 FOP=[YR=2017] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 D3 R3 E7 U3 R3 N63 U3 L3 $.

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