LOT 736
IN OR 2205/1274
HERON ISLES PHASE THREE C

BOWEN SAMUEL R & BRITTANY M
96079 BREEZEWAY COURT
YULEE, FL 32097

2026

37-3N-28-0745-0736-0000

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

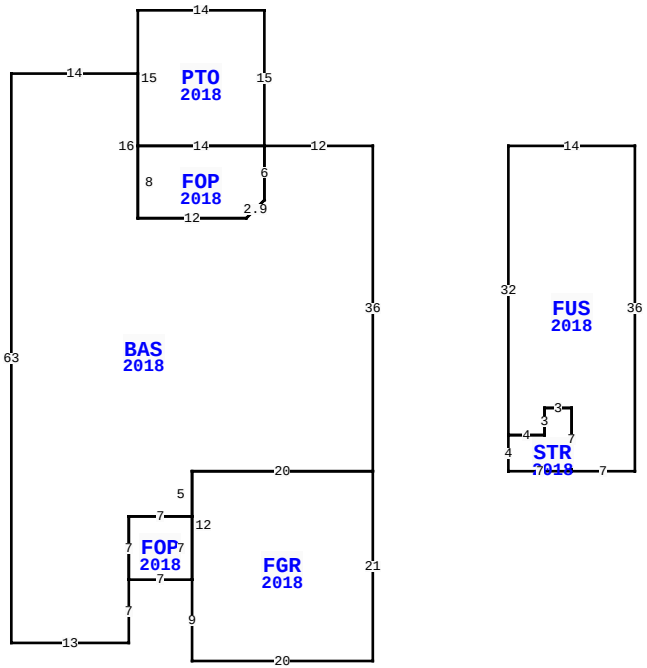
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,724	100	2018	1,724	191,004
FGR	420	55	2018	231	25,593
FOP	49	30	2018	15	1,662
FOP	110	30	2018	33	3,656
FUS	467	100	2018	467	51,739
PTO	210	5	2018	10	1,108
STR	37	10	2018	4	443
TOTALS	3,017			2,484	275,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,484	109.3440	114.81	285,188	2018	2018	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2019 Heated Area: 2191 HX Base Yr 2019



96079 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		275,206
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		340,206
SOH/AGL Deduction		104,255
ASSESSED VALUE		235,951
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		184,540
TOTAL JUST VALUE		340,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1711285	CO ISSUED	0	06/04/2018
B1711285	NEW CONSTR	278,311	12/19/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2205/1274	6/24/2018	WD	Q	I	01	254,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BOWEN SAMUEL R & BR						
2161/1620	11/30/2017	WD	Q	V	05	168,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 PTO=[YR=2018] N15 W14 S15 FOP=[YR=2018] S8 E12 U2 R2 N6 W14$ E14$ S6 D2 L2 W12 N16 W14 S63 E13 N7 FOP=[YR=2018] E7 FGR=[YR=2018] S9 E20 N21 W20 S12$ N7 W7 S7$ N7 E7 N5 E20 N36$ PTR= E15 FUS=[YR=2018] E14 S36 W7 STR=[YR=2018] W7 N4 E4 N3 E3 S7$ N7 W3 S3 W4 N32$ W15$.

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