LOT 738
IN OR 2184/1415
HERON ISLES PHASE THREE C

LEISKAU JEFFREY L & ANN M
96069 BREEZEAY CT
YULEE, FL 32097

2026

37-3N-28-0745-0738-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

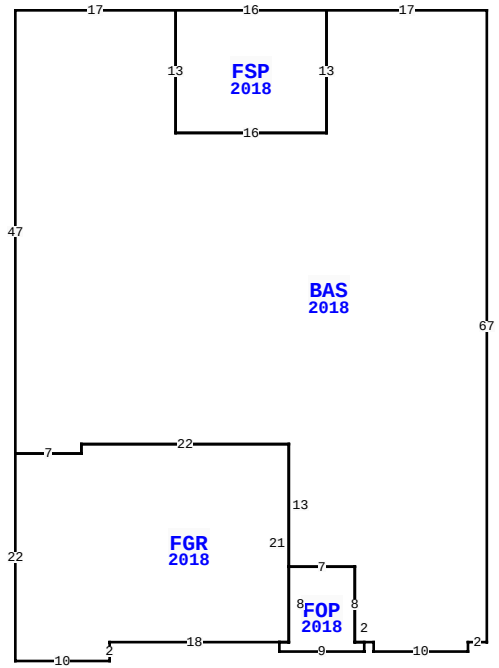
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	2018	2,494	269,569
FGR	622	55	2018	342	36,966
FOP	65	30	2018	20	2,162
FSP	208	40	2018	83	8,972
TOTALS	3,389			2,939	317,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,939	106.1260	111.43	327,493	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2020 Heated Area: 2494 HX Base Yr 2020



96069 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		317,668
TOTAL MARKET OB/XF VALUE		47,500
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		430,168
SOH/AGL Deduction		116,162
ASSESSED VALUE		314,006
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		262,595
TOTAL JUST VALUE		430,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1904696	SWIM POOL	30,000	07/01/2019
C1708441	CO ISSUED	0	03/19/2018
B1708441	NEW CONSTR	318,992	09/25/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2184/1415	3/16/2018	WD	Q	I	01	301,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LEISKAU JEFFREY L &						
2144/0579	8/29/2017	WD	Q	V	05	168,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 FSP=[YR=2018] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2018] S22 E10 N2 E18 FOP=[YR=2018] S1 E9 N1 W1 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E2 S1 E10 N1 E2 N67$.

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
3	0860	POOL/SPA	0	100	28	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 47,500

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	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