LOT 739
HERON ISLES PHASE THREE C
PBK 8/177

CROSBY NOAH WILLIAM
96063 BREEZEWAY CT
YULEE, FL 32097

2026

37-3N-28-0745-0739-0000

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 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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

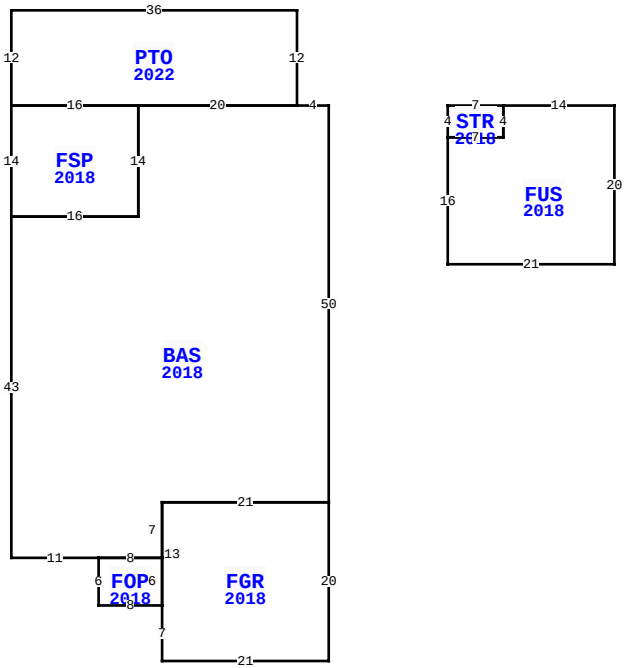
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	2018	1,909	216,328
FGR	420	55	2018	231	26,177
FOP	48	30	2018	14	1,586
FSP	224	40	2018	90	10,199
FUS	392	100	2018	392	44,422
PTO	432	5	2022	22	2,493
STR	28	10	2018	3	340
TOTALS	3,453			2,661	301,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,661	111.8400	117.43	312,481	2018	2018	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2026 Heated Area: 2301 HX Base Yr 2026



96063 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		301,544
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		366,544
SOH/AGL Deduction		0
ASSESSED VALUE		366,544
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		315,133
TOTAL JUST VALUE		366,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1711220	CO ISSUED	0	06/01/2018
B1711220	NEW CONSTR	374,220	12/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2763/1706	1/24/2025	WD	Q	I	01	475,000
GRANTOR: REINKE JEFFREY A						
GRANTEE: CROSBY NOAH WILLIAM						
2490/0816	8/17/2021	WD	Q	I	01	385,000
GRANTOR: BARTLETT RILEY A						
GRANTEE: REINKE JEFFREY A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W4 W20 S14 W16 S43 E11 E8 N7 E21 N50 $
FGR=[YR=2018;ORIG=-21,63] S7 E21 N20 W21 S13 $
FUS=[YR=2018;ORIG=22,0] E14 S20 W21 N16 E7 N4 $
FSP=[YR=2018;ORIG=-24,0] W16 S14 E16 N14 $
FOP=[YR=2018;ORIG=-29,57] S6 E8 N6 W8 $
STR=[YR=2018;ORIG=15,0] E7 S4 W7 N4 $
PTR=[ORIG=0,0] E15 W15 $
PTO=[YR=2022;ORIG=-40,0] E16 E20 N12 W36 S12 $
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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