LOT 741
IN OR 2200/1146
HERON ISLES PHASE THREE C

MARTIN LEONARD & NICOLE M
96055 BREEZEWAY CT
YULEE, FL 32097

2026

37-3N-28-0745-0741-0000

BUILDING CHARACTERISTICS

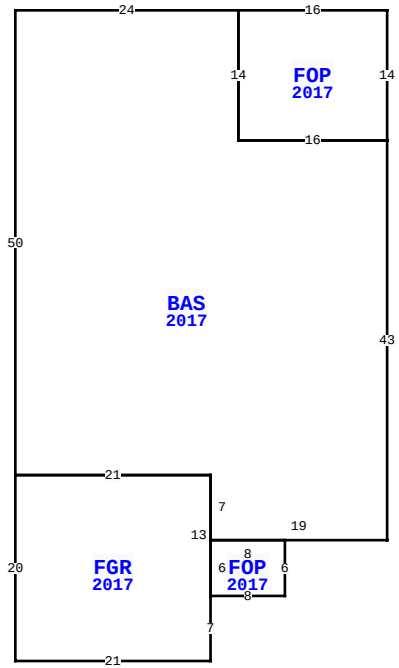
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,909	100	2017	1,909	212,127
FGR	420	55	2017	231	25,669
FOP	48	30	2017	14	1,556
FOP	224	30	2017	67	7,445
TOTALS	2,601			2,221	246,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,221	109.6620	115.15	255,748	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2026 Heated Area: 1909 HX Base Yr



96055 BREEZEWAY CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		246,797
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		311,797
SOH/AGL Deduction		0
ASSESSED VALUE		311,797
TOTAL EXEMPTION VALUE	13	311,797
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		311,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702411	CO ISSUED	0	09/22/2017
B1702411	NEW CONSTR	242,859	03/23/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2200/1146	5/24/2018	WD	Q	I	02	239,000
GRANTOR: ANDERSON JOHN & SANDR						
GRANTEE: MARTIN LEONARD & NI						
2148/0299	9/22/2017	WD	Q	I	02	207,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ANDERSON JOHN & SAN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W16 BAS=[YR=2017] W24 S50 FGR=[YR=2017] S20 E21 N7 FOP=[YR=2017] E8 N6 W8 S6$ N13 W21$ E21 S7 E19 N43 W16 N14$ S14 E16 N14$.

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 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