LOT 743
HERON ISLES PHASE THREE C
PBK 8/177

ORWIG RYAN & KATHLEEN M
96047 BREEZEWAY COURT
YULEE, FL 32097

2026

37-3N-28-0745-0743-0000

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	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	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

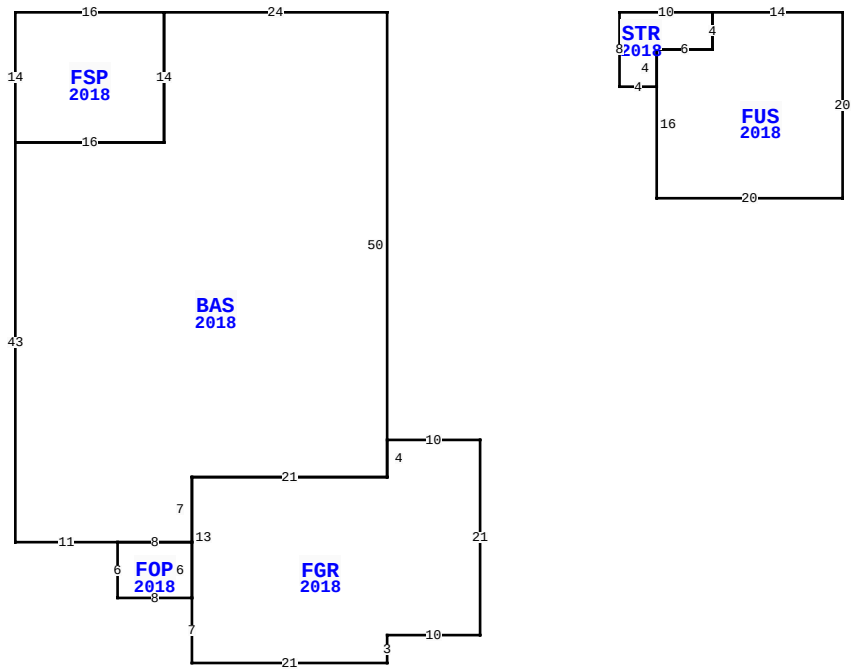
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	2018	1,909	217,449
FGR	630	55	2018	346	39,412
FOP	48	30	2018	14	1,595
FSP	224	40	2018	90	10,252
FUS	376	100	2018	376	42,829
STR	56	10	2018	6	684
TOTALS	3,243			2,741	312,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,741	111.8400	117.43	321,876	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2020 Heated Area: 2285 HX Base Yr 2020



96047 BREEZEWAY CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		312,220
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		377,220
SOH/AGL Deduction		107,881
ASSESSED VALUE		269,339
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		217,928
TOTAL JUST VALUE		377,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703468	CO ISSUED	0	04/26/2018
B1703468	NEW CONSTR	294,713	04/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2317/0353	11/04/2019	WD	Q	I	01	289,000
GRANTOR: BELL MICHELE LEE						
GRANTEE: ORWIG RYAN & KATHLE						
2199/1291	5/29/2018	WD	Q	I	01	267,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BELL MICHELE LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 FSP=[YR=2018] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2018] S6 E8 FGR=[YR=2018] S7 E21 N3 E10 N21 W10 S4 W21 S13$ N6 W8$ E8 N7 E21 N50$ PTR= E25 STR=[YR=2018] E10 FUS=[YR=2018] E14 S20 W20 N16 E6 N4$ S4 W6 S4 W4 N8$ W25$.

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