

LOT 745
HERON ISLES PHASE THREE C
PBK 8/177

DREHER STEVEN D & ASHLEY L
96039 BREEZEWAY CT
YULEE, FL 32097

2026

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



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		3.5 100			
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	1,511	100	2018	1,511	159,846
FGR	693	55	2018	381	40,305
FOP	110	30	2018	33	3,491
FSP	120	40	2018	48	5,078
FUS	1,451	100	2018	1,451	153,499
STR	60	10	2018	6	634
TOTALS	3,945			3,430	362,854

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,430	103.8680	109.06	374,076	2018	2018	0	0	3.00	97.00

1 SINGLE FAM 100% - 2025

Heated Area: 2962

HX Base Yr 2025

The floor plan diagram illustrates a building layout with several labeled areas and their dimensions:

- BAS 2018**: A large rectangular area on the left with a width of 17 and a height of 43. It is connected to a smaller rectangular area (FOP 2018) with a width of 12 and a height of 5. The FOP 2018 area is further connected to a larger rectangular area (FGR 2018) with a width of 23 and a height of 10. The FGR 2018 area is connected to a smaller rectangular area (STI 2018) with a width of 4 and a height of 15. The STI 2018 area is connected to a larger rectangular area (FUS 2018) with a width of 22 and a height of 43. The FUS 2018 area is connected to a smaller rectangular area (BAS 2018) with a width of 17 and a height of 43.
- FOP 2018**: A rectangular area with a width of 12 and a height of 5.
- FGR 2018**: A rectangular area with a width of 23 and a height of 10.
- STI 2018**: A rectangular area with a width of 4 and a height of 15.
- FUS 2018**: A rectangular area with a width of 22 and a height of 43.

BLD DATE

XF DATE

LGL DATE

LAND DATE

05/13/2025

ML