LOT 746
HERON ISLES PHASE THREE C
PBK 8/177

HICKSON PASSION DANARD & TORRY L
96033 BREEZEWAY COURT
YULEE, FL 32097

2026

37-3N-28-0745-0746-0000

BUILDING CHARACTERISTICS

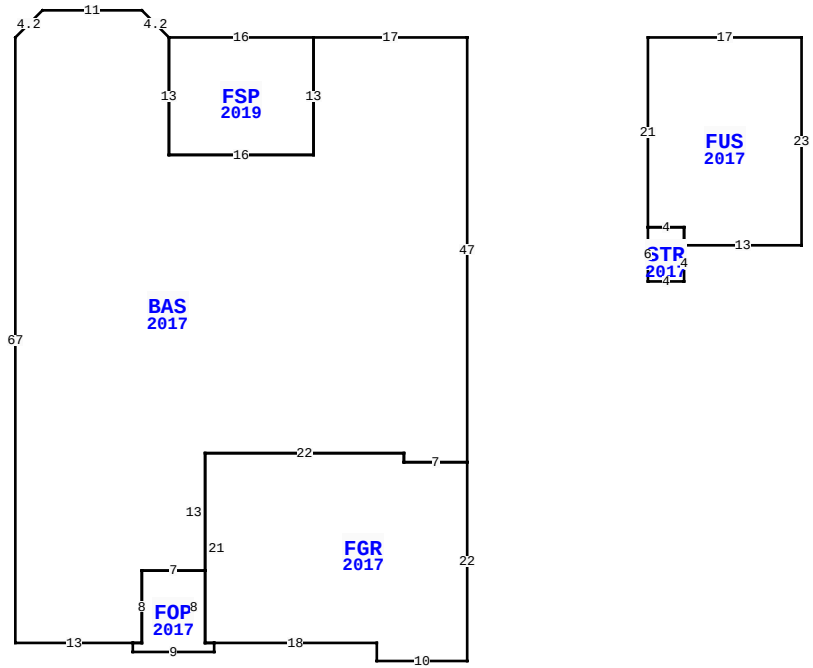
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	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	2,526	100	2017	2,526	283,516
FGR	622	55	2017	342	38,386
FOP	65	30	2017	20	2,245
FSP	208	40	2019	83	9,316
FUS	383	100	2017	383	42,988
STR	24	10	2017	2	225
TOTALS	3,828			3,356	376,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,356	110.7680	116.31	390,336	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2022 Heated Area: 2909 HX Base Yr



96033 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		376,674
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		441,674
SOH/AGL Deduction		0
ASSESSED VALUE		441,674
TOTAL EXEMPTION VALUE	13	441,674
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		441,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1702502	CO ISSUED	0	12/01/2017
B1702502	NEW CONSTR	366,126	03/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2323/0644	5/11/2019	WD	Q	I	01	300,000
GRANTOR: WARD SCOTT & APRIL L						
GRANTEE: HICKSON PASSION DAN						
2161/1676	11/30/2017	WD	Q	I	01	306,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WARD SCOTT & APRIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W17 FSP=[YR=2019] W16 S13 E16 N13$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E13 FOP=[YR=2017] S1 E9 N1 FGR=[YR=2017] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E22 S1 E7 N47$ PTR= E20 FUS=[YR=2017] E17 S23 W13 STR=[YR=2017] S4 W4 N6 E4 S2$ N2 W4 N21$ W20$.

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 02/02/2024 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS