LOT 747
HERON ISLES PHASE THREE C
PBK 8/177

SILVA SHELLY
96025 BREEZEWAY CT
YULEE, FL 32097

2026

37-3N-28-0745-0747-0000

BUILDING CHARACTERISTICS

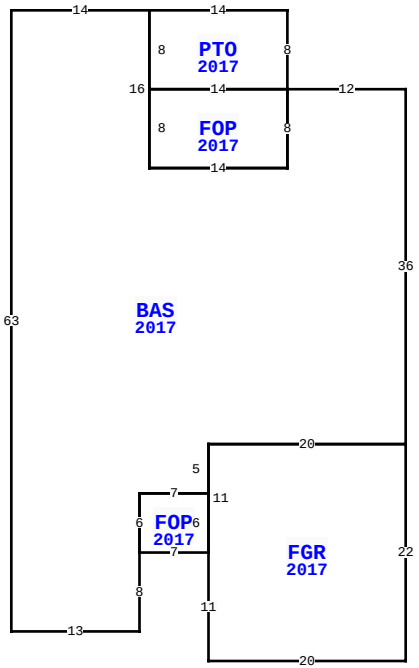
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,722	100	2017	1,722	188,091
FGR	440	55	2017	242	26,433
FOP	42	30	2017	13	1,420
FOP	112	30	2017	34	3,713
PTO	112	5	2017	6	655
TOTALS	2,428			2,017	220,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,017	107.8000	113.19	228,304	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2022 Heated Area: 1722 HX Base Yr 2022



96025 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		220,313
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		285,313
SOH/AGL Deduction		24,002
ASSESSED VALUE		261,311
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		209,900
TOTAL JUST VALUE		285,313
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706906	CO ISSUED	0	01/05/2018
B1706906	NEW CONSTR	219,220	08/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2506/1520	10/20/2021	WD	Q	I	01	329,000
GRANTOR: COSPER CODY J & TRESK						
GRANTEE: SILVA SHELLY						
2168/1172	12/29/2017	WD	Q	I	01	212,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: COSPER CODY JAMES &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W12 PTO=[YR=2017] N8 W14 S8 E14$
FOP=[YR=2017] W14 S8 E14 N8 $ S8 W14 N16 W14 S63 E13 N8
FOP=[YR=2017] E7 FGR=[YR=2017] S11 E20 N22 W20 S11$ N6 W7 S6$ N6 E7 N5 E20 N36$.

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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