LOT 749
IN OR 2218/405
HERON ISLES PHASE THREE C

MCREE DAVID M & TIFFANY L
96011 BREEZEWAY CT
YULEE, FL 32097

2026

37-3N-28-0745-0749-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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

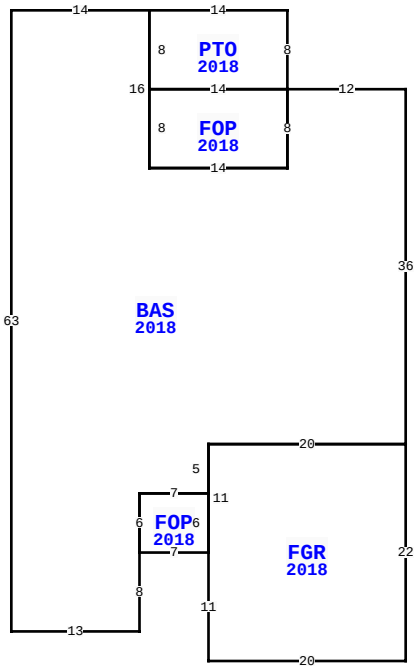
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,722	100	2018	1,722	193,043
FGR	440	55	2018	242	27,129
FOP	42	30	2018	13	1,457
FOP	112	30	2018	34	3,812
PTO	112	5	2018	6	673
TOTALS	2,428			2,017	226,114

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	110.6420	116.17	234,315	2018	2018	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2019 Heated Area: 1722 HX Base Yr 2019



96011 BREEZEWAY CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,114
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		291,114
SOH/AGL Deduction		90,496
ASSESSED VALUE		200,618
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		149,207
TOTAL JUST VALUE		291,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1804390	CO ISSUED	0	08/06/2018
B1804390	NEW CONSTR	228,546	05/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2218/0405	8/10/2018	WD	Q	I	01	215,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MCREE DAVID M & TIF						
2188/0419	3/23/2018	WD	Q	V	01	42,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 PTO=[YR=2018] N8 W14 S8 FOP=[YR=2018] S8 E14 N8 W14$ E14$ S8 W14 N16 W14 S63 E13 N8 FOP=[YR=2018] E7 FGR=[YR=2018] 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