

DRURY JAMES M & ABBEY S  
96665 COMMODORE POINT DRIVE  
YULEE, FL 32097

37-3N-28-0740-0175-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 90STONE 1003GABLE/HIP 100COMP SHNGL 10005DRYWALL 10014CARPET 7008SHT VINYL 3003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001. 1. 1000 10000NONE 100Quality05Quality Level 05DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA04NEIGHBORHOOD/LOC4038.00AREATOTALPCTTOT SUBAREA TYPE GROSS OF BASE ADJ MARKET VALUE BAS1,2511001,251128,361FGR3805520921,445FOP20306616USP16030484,925TOTALS1,8111,514155,347EXTRA FEATURES96665 COMMODORE POINT DR, YULEE

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATE REPL. COST NEWAYBEYBECONFNCTNORM% COND0100011,514123.6444111.59168,94720052005008.0591.951 SINGLE FAM - 100% - 2006Heated Area: 1251HX Base Yr 2006BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE155,347TOTAL MARKET OB/XF VALUE2,674TOTAL LAND VALUE - MARKET55,000TOTAL MARKET VALUE213,021SOH/AGL Deduction104,759ASSESSED VALUE108,262TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE58,262TOTAL JUST VALUE213,021NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE186,098PERMIT NUMDESCRIPTIONAMTISSUEDE14690ELEC OTHER2,00003/01/2005M09487MECH OTHER003/01/2005P09115OTHER003/01/2005R07331REPAIR/RRF5,00003/01/2005B14742NEW CONSTR93,53403/01/2005SALES DATAOFF RECORD NumberDATETYPEINSTQU / I / V / RSN CD SALE PRICE1323/07226/07/2005WDQI19134,600GRANTOR: YOUNG AMERICAN HOMESGRANTEE: DRURY JAMES M & ABB1302/06453/16/2005WDUV19281,900GRANTOR: HERON ISLES JOINT VENGRANTEE: YOUNG AMERICAN HOMEBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2005] W10 USP=[YR=2012] N10 W16 S10 E16\$ W31 S31 FGR=[YR=2005] S19 E20 N19 W20\$ E25 FOP=[YR=2005] E4 N5 W4 S5\$ N5 E4 S5 E12 N31\$.LAND DESCRIPTIONTOTAL OB/XF2,674LNUSE CLSLAND USECAPRDLOCFRONTDEPTHTOTUNITD DPTH% TOT UNITADJ LND UNITS TYPE T FACT CONDJ PRICEPRICEVALUEOTHER AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CSFR1000006PUDD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000REVIEW DATE07/26/2017BYKWXTotal Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/02/2023 BY SYS