LOT 177
HERON ISLES PHASE #1 PB 7/40

MERCADO YESENIA E D
96655 COMMODORE POINT DR
YULEE, FL 32097

2023

37-3N-28-0740-0177-0000

BUILDING CHARACTERISTICS

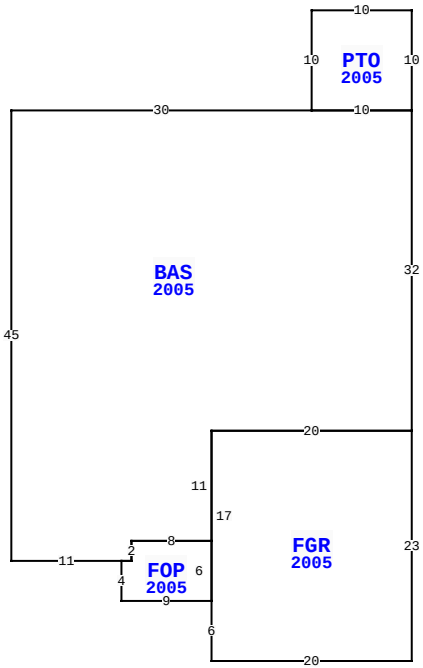
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,524	100	1,524	159,379
FGR	460	55	253	26,458
FOP	52	30	16	1,673
PTO	100	5	5	523
TOTALS	2,136		1,798	188,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,798	126.6100	114.27	205,457	2005	2005	0	0	0	8.48	91.52

1 SINGLE FAM – 0% - 0 Heated Area: 1524 HX Base Yr



96655 COMMODORE POINT DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	188,034
TOTAL MARKET OB/XF VALUE	3,008
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	246,042
SOH/AGL Deduction	11,250
ASSESSED VALUE	234,792
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	234,792
TOTAL JUST VALUE	246,042
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509853	H/AC	0	06/01/2005
E0515134	ELEC OTHER	2,000	06/01/2005
P09385	OTHER	0	04/01/2005
R046990	REPAIR/RRF	5,000	12/01/2004
B0414228	NEW CONSTR	115,106	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2296/1976	7/31/2019	WD	Q	I	01	209,000
GRANTOR: BATCHELDER MARK LEE &						
GRANTEE: MERCADO YESENIA E D						
2081/0096	10/28/2016	WD	Q	I	01	155,000
GRANTOR: BUDDE JEFFREY						
GRANTEE: BATCHELDER MARK LEE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W10 S10 BAS=[YR=2005] W30 S45 E11 FOP=[YR=2005] S4 E9 FGR=[YR=2005] S6 E20 N23 W20 S17$ N6 W8 S2 W1$ E1 N2 E8 N11 E20 N32 W10$ E10 N10$.

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
1	0810	CONCRETE A	0	0	0	0	532.00	SF	6.50	6.50	100	2005	2005	3	87	3,008	

LAND DESCRIPTION

TOTAL OB/XF 3,008

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	SFR	0	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/09/2022 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS