LOT 181
IN OR 2174/1322
HERON ISLES PHASE 1 REPLAT

BLESSING JUSTIN D
96607 COMMODORE POINT DR
YULEE, FL 32097

2023

37-3N-28-0740-0181-0000

BUILDING CHARACTERISTICS

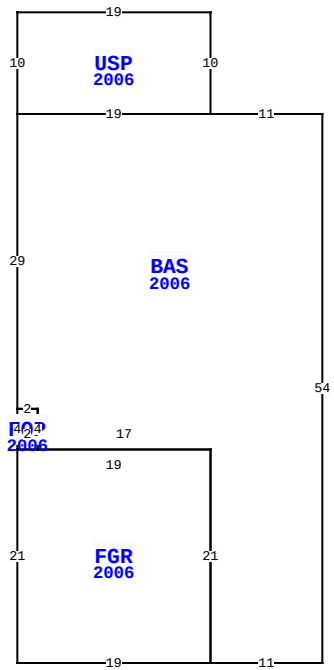
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,213	100	1,213	125,139
FGR	399	55	219	22,593
FOP	8	30	2	206
USP	190	30	57	5,881
TOTALS	1,810		1,491	153,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,491	123.6444	111.59	166,381	2006	2006	0	0	0	7.55	92.45

1 SINGLE FAM – 100% - 2023 Heated Area: 1213 HX Base Yr 2023



96607 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		153,819
TOTAL MARKET OB/XF VALUE		7,003
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		215,822
SOH/AGL Deduction		0
ASSESSED VALUE		215,822
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		165,822
TOTAL JUST VALUE		215,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17763	ELEC OTHER	2,000	07/01/2006
M11817	MECH OTHER	0	07/01/2006
C0618043	CO ISSUED	118,536	06/01/2006
B0618043	NEW CONSTR	118,536	06/01/2006
P0611282	OTHER	0	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2174/1322	1/31/2018	WD	Q	I	01	165,000
GRANTOR: CRISHER STANLEY & ELI						
GRANTEE: BLESSING JUSTIN D						
2145/0750	9/05/2017	SW	U	I	18	108,600
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: CRISHER STANLEY & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W11 USP=[YR=2006] N10 W19 S10 E19$ W19 S29 FOP=[YR=2006] S4 FGR=[YR=2006] S21 E19 N21 W19$ E2 N4 W2$ E2 S4 E17 S21 E11 N54$. N54 W30 S 29 FOP=[YR=2006] S4 FGR2006=S21 E19 N21 W19$E2 N4 W2$E2 S4E17S21E11$.

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
3	0810	CONCRETE A	0	100	42	15	615.00	SF	6.50	6.50	100	2006	2006	3	88	3,518	
4	0810	CONCRETE A	0	100	42	3	126.00	SF	6.50	6.50	100	2006	2006	3	88	721	
5	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	2007	2007	3	89	451	
6	0810	CONCRETE A	0	100	7	8	56.00	SF	6.50	6.50	100	2007	2007	3	89	324	
7	0476	VF 6 SBPL	0	100	0	0	84.00	LF	32.00	32.00	100	2007	2007	3	74	1,989	

LAND DESCRIPTION

TOTAL OB/XF 7,003

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	100	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 07/26/2017 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS