LOT 182
IN OR 1523/1425
HERON ISLES PHASE 1 REPLAT

WALLACE SCOTT R & MONA M
96603 COMMODORE POINT DRIVE
YULEE, FL 32097

2023

37-3N-28-0740-0182-0000

BUILDING CHARACTERISTICS

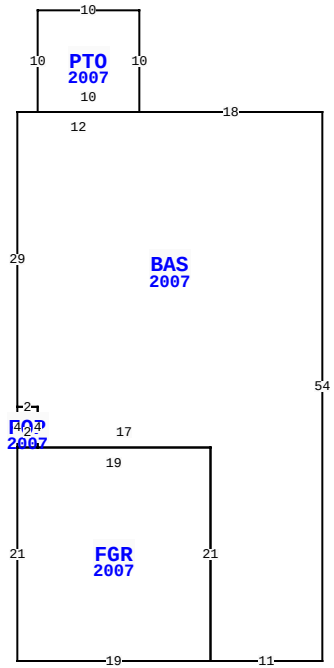
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	129,665
FGR	399	55	219	23,410
FOP	8	30	2	214
PTO	100	5	5	535
TOTALS	1,720		1,439	153,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,439	126.0688	113.78	163,729	2007	2009	0	0	0	6.05	93.95

1 SINGLE FAM – 100% - 2008 Heated Area: 1213 HX Base Yr 2008



96603 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		153,823
TOTAL MARKET OB/XF VALUE		4,409
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		213,232
SOH/AGL Deduction		105,954
ASSESSED VALUE		107,278
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		57,278
TOTAL JUST VALUE		213,232
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R207277	REPAIR/RRF	7,200	09/01/2020
E19143	NEW CONSTR	2,000	04/01/2007
M12862	H/AC	0	04/01/2007
P12293	NEW CONSTR	0	04/01/2007
C19681	CO ISSUED	0	03/01/2007
B19681	NEW CONSTR	114,114	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/1425	9/06/2007	WD	Q	I		160,000
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: WALLACE SCOTT R ETA						
1485/0255	3/14/2007	WD	U	V	19	242,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: YOUNG AMERICAN HOME						

BUILDING NOTES

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	100	42	15	630.00	SF	6.50	6.50	100	2007	2007	3	89	3,645	
2	0810	CONCRETE A	0	100	44	3	132.00	SF	6.50	6.50	100	2007	2007	3	89	764	

BUILDING DIMENSIONS

BAS=[YR=2007] W18 PTO=[YR=2007] N10W10S10 E10$ W12 S29
FOP=[YR=2007] S4 FGR=[YR=2007] S21E19 N21 W19$ E2N4W2 $
E2S4E17S21 E11 N54$.

LAND DESCRIPTION

TOTAL OB/XF 4,409

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 KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS