LOT 190
IN OR 1933/395
HERON ISLES PHASE 1 REPLAT

SCHUMAN SEAN O
96567 COMMODORE POINT DR
YULEE, FL 32097

**2023**

**37-3N-28-0740-0190-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

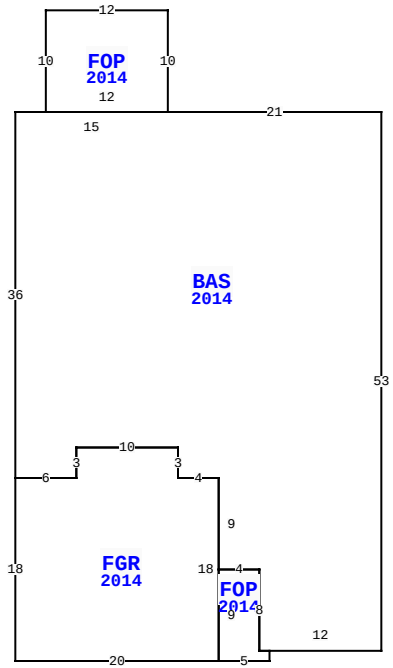
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 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 | 1,506 | 100 | 1,506 | 169,698 |
| FGR | 390 | 55 | 214 | 24,114 |
| FOP | 37 | 30 | 11 | 1,239 |
| FOP | 120 | 30 | 36 | 4,056 |
| TOTALS | 2,053 | | 1,767 | 199,108 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,767 | 129.5800 | 116.95 | 206,651 | 2014 | 2014 | 0 | 0 | 0 | 3.65 | 96.35 |

1 SINGLE FAM – 100% - 2016 Heated Area: 1506 HX Base Yr 2016




96567 COMMODORE POINT DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 199,108 |
| TOTAL MARKET OB/XF VALUE | | 4,174 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 258,282 |
| SOH/AGL Deduction | | 105,334 |
| ASSESSED VALUE | | 152,948 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 102,948 |
| TOTAL JUST VALUE | | 258,282 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 223,195 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1428358 | CO ISSUED | 0 | 06/16/2014 |
| B1428358 | NEW CONSTR | 181,873 | 02/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1933/0395 | 7/31/2014 | WD | Q | I | 02 | 155,600 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: SCHUMAN SEAN O | | | | | | |
| 1877/1569 | 9/03/2013 | SW | Q | V | 05 | 263,000 |
| GRANTOR: BWC LAND LLC | | | | | | |
| GRANTEE: D R HORTON INC-JACK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W21 FOP=[YR=2014] N10 W12 S10 E12 $ W15 S36
FGR=[YR=2014] S18 E20 FOP=[YR=2014] E5 N1 W1 N8 W4 S9 $ N18 W4 N3 W10 S3 W6 $ E6 N3 E10 S3 E4 S9 E4 S8 E12 N53 $.

## 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 | 0 | 0 | 676.00 | SF | 6.50 | 6.50 | 100 | 2014 | 2014 | 3 | 95 | 4,174 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,174

| 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 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 07/26/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS