LOT 193
HERON ISLES PHASE 1 REPLAT
PB 7/152

MARQUARDT NICHOLAS J/PERSIN BRIANA E
96557 COMMODORE POINT DR
YULEE, FL 32097

2023

37-3N-28-0740-0193-0000

BUILDING CHARACTERISTICS

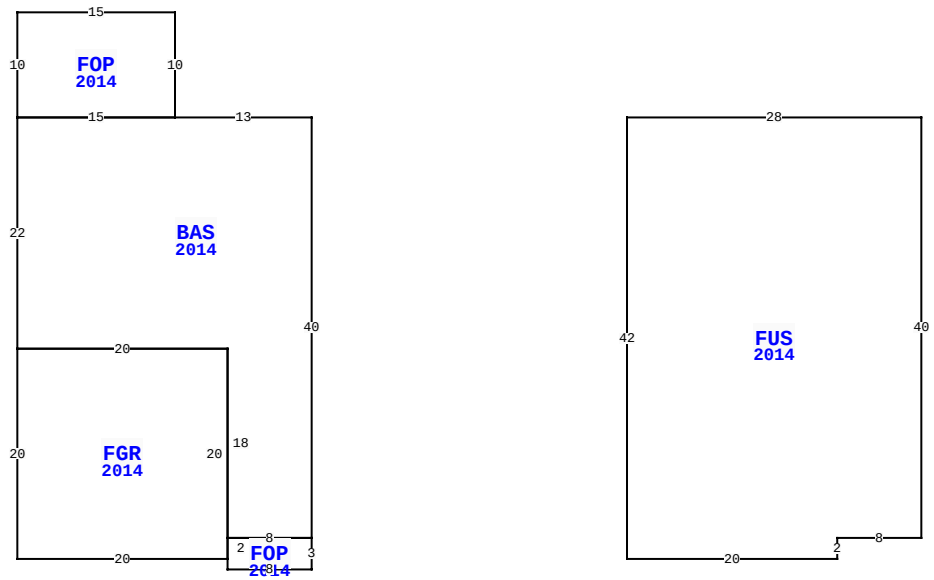
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	760	100	760	78,082
FGR	400	55	220	22,602
FOP	24	30	7	719
FOP	150	30	45	4,623
FUS	1,160	100	1,160	119,177
TOTALS	2,494		2,192	225,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,192	118.5800	107.02	234,588	2014	2014	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1920 HX Base Yr 2021



96557 COMMODORE POINT DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,204
TOTAL MARKET OB/XF VALUE		3,265
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		283,469
SOH/AGL Deduction		78,843
ASSESSED VALUE		204,626
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		154,626
TOTAL JUST VALUE		283,469
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428269	CO ISSUED	0	12/18/2014
B1428269	NEW CONSTR	233,464	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2358/1320	5/05/2020	WD	Q	I	01	199,000
GRANTOR: ZOELLER JARED A & JAN						
GRANTEE: MARQUARDT NICHOLAS						
1953/1331	12/19/2014	WD	Q	I	02	160,000
GRANTOR: SOUTHERN LIFESTYLE HO						
GRANTEE: ZOELLER JARED A & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W13 FOP=[YR=2014] N10 W15 S10 E15 $ W15 S22 FGR=[YR=2014] S20 E20 FOP=[YR=2014] S1 E8 N3 W8 S2 $ N20 W20 $ E20 S18 E8 N40 $ PTR= E30 FUS=[YR=2014] E28 S40 W8 S2 W20 N42 $ W30 $.

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	0811	CONCRETE B	0	100	0	0	661.00	SF	5.20	5.20	100	2014	2014	3	95	3,265	

LAND DESCRIPTION

TOTAL OB/XF 3,265

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