LOT 196
HERON ISLES PHASE 1 REPLAT
PB 7/152

GOLTRY SIERRA R/GOLTRY LAURIE M & JAMES S
96529 COMMODORE POINT DR
YULEE, FL 32097

2023

37-3N-28-0740-0196-0000

BUILDING CHARACTERISTICS

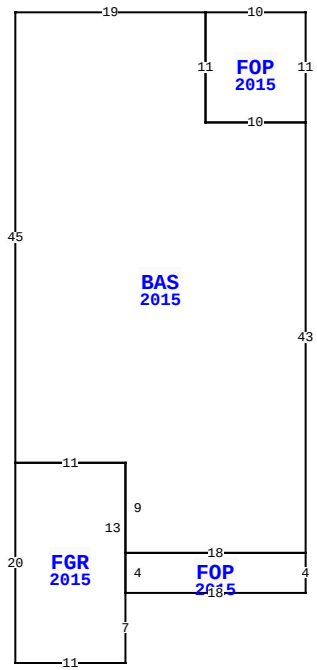
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,357	100	1,357	152,742
FGR	220	55	121	13,620
FOP	72	30	22	2,476
FOP	110	30	33	3,714
TOTALS	1,759		1,533	172,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,533	128.5812	116.04	177,889	2015	2015	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1357 HX Base Yr 2020



96529 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		172,552
TOTAL MARKET OB/XF VALUE		2,027
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		229,579
SOH/AGL Deduction		70,619
ASSESSED VALUE		158,960
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		108,960
TOTAL JUST VALUE		229,579
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530732	CO ISSUED	0	12/28/2015
B1530732	NEW CONSTR	167,283	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2281/0678	6/10/2019	WD	Q	I	01	189,000
GRANTOR: KELLEY DANIEL K						
GRANTEE: GOLTRY SIERRA R & L						
2022/0063	12/23/2015	WD	Q	I	01	151,000
GRANTOR: SOUTHERN LIFESTYLE HO						
GRANTEE: KELLEY DANIEL K & N						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W10 BAS=[YR=2015] W19 S45 FGR=[YR=2015] S20 E11 N7 FOP=[YR=2015] E18 N4 W18 S4$ N13 W11$ E11 S9 E18 N43 W10 N11$ S11 E10 N11$.

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	11	4	44.00	SF	6.50	6.50	100	2015	2015	3	96	275	
2	0811	CONCRETE B	0	100	0	0	351.00	SF	5.20	5.20	100	2015	2015	3	96	1,752	

LAND DESCRIPTION

TOTAL OB/XF 2,027

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