LOT 197
IN OR 2060/1732
HERON ISLES PHASE 1 REPLAT

BALASUBRAMANIAM RAMESHWARA G
23816 MULLHOLLAND HIGHWAY
CALABASAS, CA 91302

**2023**

**37-3N-28-0740-0197-0000**

## BUILDING CHARACTERISTICS

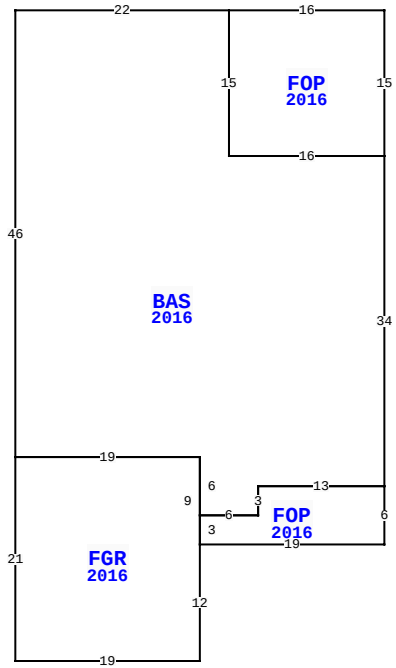
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 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 | 1,583 | 100 | 1,583 | 169,083 |
| FGR | 399 | 55 | 219 | 23,391 |
| FOP | 96 | 30 | 29 | 3,098 |
| FOP | 240 | 30 | 72 | 7,691 |
| TOTALS | 2,318 | | 1,903 | 203,262 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,903 | 121.3828 | 109.55 | 208,474 | 2016 | 2016 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 1583 HX Base Yr




96525 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 | 203,262 |
| TOTAL MARKET OB/XF VALUE | 3,406 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 261,668 |
| SOH/AGL Deduction | 46,107 |
| ASSESSED VALUE | 215,561 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 215,561 |
| TOTAL JUST VALUE | 261,668 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 226,395 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1531375 | CO ISSUED | 0 | 07/14/2016 |
| B1531375 | NEW CONSTR | 0 | 11/04/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2060/1732 | 7/14/2016 | WD | Q | I | 01 | 164,900 |
| GRANTOR: SOUTHERN LIFESTYLE HO | | | | | | |
| GRANTEE: BALASUBRAMANIAM RAM | | | | | | |
| 1976/0262 | 4/23/2015 | SW | U | V | 30 | 57,000 |
| GRANTOR: BWC LAND LLC | | | | | | |
| GRANTEE: SOUTHERN LIFESTYLE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2016] W16 BAS=[YR=2016] W22 S46 FGR=[YR=2016] S21 E19 N12 FOP=[YR=2016] E19 N6 W13 S3 W6 S3$ N9 W19$ E19 S6 E6 N3 E13 N34 W16 N15$ S15 E16 N15$.

## 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 | 0 | 19 | 3 | 57.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 97 | 359 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 604.00 | SF | 5.20 | 5.20 | 100 | 2016 | 2016 | 3 | 97 | 3,047 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,406

| 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 | 0 | | 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