

FALK GALEN G/OTERO LUCETTE
96519 COMMODORE POINT DRIVE
YULEE, FL 32097

37-3N-28-0740-0198-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 70
Exterior Wall16WD FR STUC 30
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 60
Interior Floo11CLAY TILE 40
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 100
0 100
Occupancy00NONE 100

Quality05Quality Level 05
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4038.00
AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUEBAS1,6611001,661174,537FGR4085522423,537FOP4430131,366FOP7830232,416
TOTALES2,1911,921201,857

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% CONDTOTAL OB/XF4,001
0100011,921120.8438109.06209,50420142014003.6596.35
1 SINGLE FAM - 100% - 2020 Heated Area: 1661 HX Base Yr 2020

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKET TOTAL MARKET VALUE SOH/AGL Deduction ASSESSED VALUETOTAL EXEMPTION VALUE HX HB BASE TAXABLE VALUETOTAL JUST VALUE NCON VALUE INCOME VALUE PREVIOUS YEAR MKT VALUE

Sales Data

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE
2280/15136/07/2019WDQI02205,000
GRANTOR: GOLDBERG DANIEL M
GRANTEE: FALK GALEN G & LUCE
1948/011011/14/2014WDDQI02155,000
GRANTOR: ADVANTAGE HOME BUILDERS LLC
GRANTEE: GOLDBERG DANIEL M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W14 S10 FOP=[YR=2014] W13 S6 E13 N6 \$ S6 W13 N6 W13 S30 FGR=[YR=2014] S22 E20 N4 FOP=[YR=2014] E8 N1 W2 N6 W6 S7 \$ N14 W8 N4 W12 \$ E12 S4 E8 S7 E6 S6 E2 S3 D3 R3 E6 U3 R3 N60 \$.

LAND DESCRIPTION

LNUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT LNDS UNIT TDPHT % TOT UNIT ADJ UNIT LAND OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

C SFR100PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

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