

LOT 201
HERON ISLES PHASE 1 REPLAT
PB 7/152

LUNT JAMES
96505 COMMODORE POINT DR
YULEE, FL 32097

2023

37-3N-28-0740-0201-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 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	14 CARPET 70
Interior Floo	08 SHT VINYL 30
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

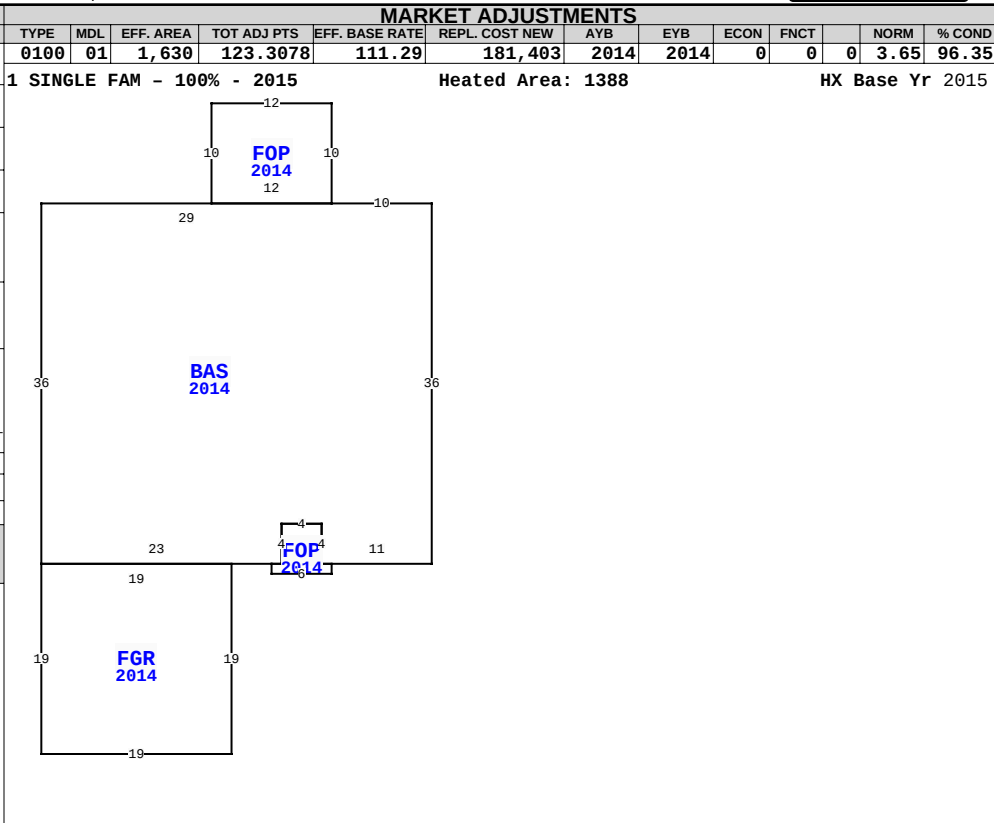
MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,388	100	1,388	148,833
FGR	361	55	199	21,339
FOP	22	30	7	751
FOP	120	30	36	3,860

TOTALS	1,891	1,630	174,782
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EXTRA FEATURES	
L N	OB/XF CODE
1	0811
	CONCRETE B
	0 100
	0 0
	668.00
	SF 5.20
	5.20
	100
	2014
	2014
	3
	95
	3,300

LAND DESCRIPTION	
L N	USE CODE
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



96505 COMMODORE POINT DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
5.20	100	2014	2014	3	95	3,300	

TOTAL OB/XF	
3,300	

NASSAU COUNTY PROPERTY	
PAGE 1 of 1	4
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	174,782
TOTAL MARKET OB/XF VALUE	3,300
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	233,082
SOH/AGL Deduction	95,266
ASSESSED VALUE	137,816
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	87,816
TOTAL JUST VALUE	233,082
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428220	CO ISSUED	0	08/18/2014
B1428220	NEW CONSTR	169,357	01/01/2014

SALES DATA	
OFF RECORD Number	DATE
2368/0549	5/26/2020
TYPE INST	Q U
V I	I
RSN CD	11
SALE PRICE	100
GRANTOR: LUNT HEATHER	
GRANTEE: LUNT JAMES	
1948/0070	11/14/2014
WD	Q
I	01
140,000	
GRANTOR: ADVANTAGE HOME BUILDE	
GRANTEE: LUNT HEATHER & JAME	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2014]	W10 FOP=[YR=2014]
FGR=[YR=2014]	S19 E19 N19 W19 \$ E23 FOP=[YR=2014]
W1 N4 W4 S4 W1 \$ E1 N4 E4 S4 E11 N36 \$.	