LOT 202
IN OR 1892/95
HERON ISLES PHASE 1 REPLAT

WGH FLORIDA LLC
103 FOULK RD STE 900
WILMINGTON, DE 19803

2023

37-3N-28-0740-0202-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

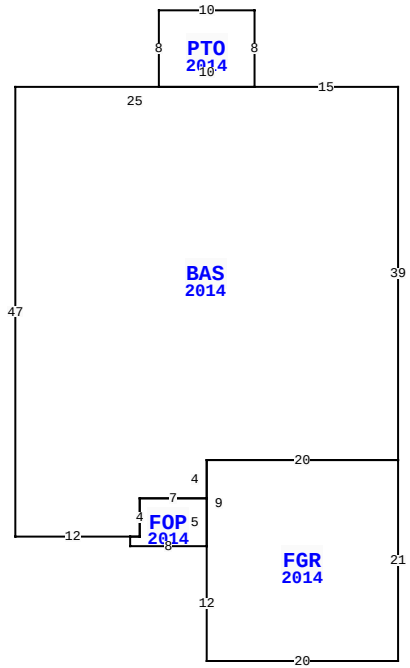
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,692	100	1,692	177,322
FGR	420	55	231	24,209
FOP	36	30	11	1,152
PTO	80	5	4	419
TOTALS	2,228		1,938	203,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,938	120.5204	108.77	210,796	2014	2014	0	0	0	3.65	96.35

1 SINGLE FAM – 0% - 0 Heated Area: 1692 HX Base Yr



96501 COMMODORE POINT DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	203,102
TOTAL MARKET OB/XF VALUE	4,199
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	262,301
SOH/AGL Deduction	46,630
ASSESSED VALUE	215,671
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	215,671
TOTAL JUST VALUE	262,301
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428166	CO ISSUED	0	06/23/2014
B1428166	NEW CONSTR	207,991	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1892/0095	11/20/2013	WD	Q	V	01	20,000

GRANTOR: HERON ISLES JOINT VEN

GRANTEE: WGH FLORIDA LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W15 PTO=[YR=2014] N8 W10 S8 E10 $ W25 S47 E12 FOP=[YR=2014] S1 E8 FGR=[YR=2014] S12 E20 N21 W20 S9 $ N5 W7 S4 W1 $ E1 N4 E7 N4 E20 N39 $.

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	0	0	680.00	SF	6.50	6.50	100	2014	2014	3	95	4,199	

LAND DESCRIPTION

TOTAL OB/XF 4,199

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