LOT 247
IN OR 1678/1188
HERON ISLES PHASE 1 REPLAT

SPENCER TINA
96522 COMMODORE POINT DRIVE
YULEE, FL 32097

2023

37-3N-28-0740-0247-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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		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

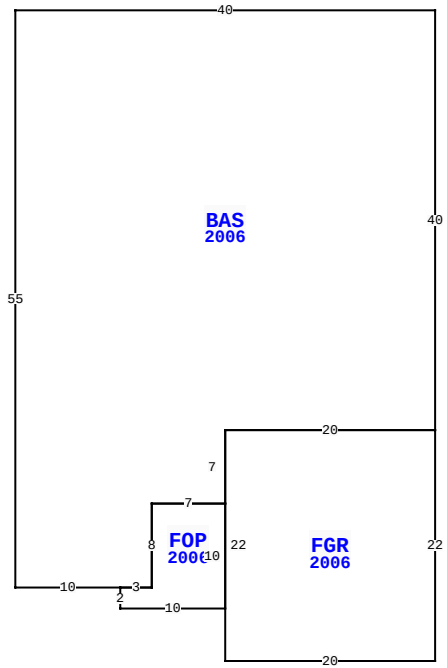
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,844	100	1,844	175,909
FGR	440	55	242	23,085
FOP	76	30	23	2,194
TOTALS	2,360		2,109	201,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,109	114.2680	103.13	217,501	2006	2006	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 0 Heated Area: 1844 HX Base Yr



96522 COMMODORE POINT DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	201,188
TOTAL MARKET OB/XF VALUE	7,835
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	264,023
SOH/AGL Deduction	48,366
ASSESSED VALUE	215,657
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	215,657
TOTAL JUST VALUE	264,023
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801688	REPAIR/RRF	15,000	02/01/2018
M12026	H/AC	0	09/01/2006
E17779	NEW CONSTR	2,000	08/01/2006
Q11399	NEW CONSTR	0	08/01/2006
C18227	CO ISSUED	0	07/01/2006
R09540	REPAIR/RRF	5,000	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1678/1188	4/16/2010	WD	U	I	12	112,000
GRANTOR: US BANK TRUSTEE						
GRANTEE: SPENCER TINA						
1661/1625	2/08/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: US BANK						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N22 BAS=[YR=2006] N40 W40 S55 E10 FOP=[YR=2006] S2 E10 N10 W7 S8 W3$E3N8E7N7E20$W20S22 E20$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0810	CONCRETE A	0	0	8	10	80.00	SF	6.50	6.50	100	2006	2006	3	88	458	
3	0810	CONCRETE A	0	0	43	16	688.00	SF	6.50	6.50	100	2006	2006	3	88	3,935	
4	0810	CONCRETE A	0	0	15	3	45.00	SF	6.50	6.50	100	2006	2006	3	88	257	

LAND DESCRIPTION

TOTAL OB/XF 7,835

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 08/02/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS