

LOT 249
IN OR 1645/525
HERON ISLES PHASE 1 REPLAT

BAILEY CYNTHIA J
96566 COMMODORE POINT DRIVE
YULEE, FL 32097

2023

37-3N-28-0740-0249-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																										
Exterior Wall	05	AVERAGE 90	0100	01	1,763	119.1300	107.51	189,540	2006	2006	0	0	0	7.95	92.05	VALUATION BY STANDARD																									
Exterior Wall	20	FACE BRICK 10	1 SINGLE FAM - 100% - 2010													Heated Area: 1498													HX Base Yr 2010												
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	1,498	100	1,498	148,247																																					
FGR	446	55	245	24,246																																					
FOP	66	30	20	1,979																																					
TOTALS	2,010		1,763	174,472																																					
EXTRA FEATURES					96566 COMMODORE POINT DR, YULEE																																				
L N	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	100	10	10	100.00	SF	6.50	6.50	100	2006	2006	3	88	572																									
2	0810	CONCRETE A	0	100	40	16	640.00	SF	6.50	6.50	100	2006	2006	3	88	3,661																									
3	0810	CONCRETE A	0	100	17	3	51.00	SF	6.50	6.50	100	2006	2006	3	88	292																									
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000																								
REVIEW DATE 07/30/2018 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																																									