LOT 250
IN OR 2184/241
HERON ISLES PHASE 1 REPLAT

TIETJEN CHRISTOPHER T & SHARON
96576 COMMODORE POINT DRIVE
YULEE, FL 32097

2023

37-3N-28-0740-0250-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

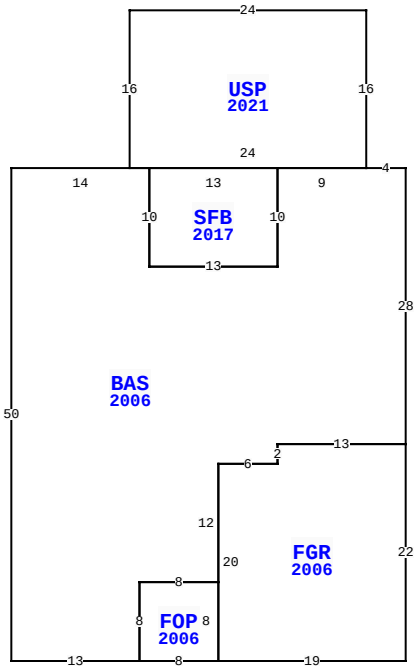
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,400	100	1,400	142,358
FGR	406	55	223	22,676
FOP	64	30	19	1,932
SFB	130	80	104	10,575
USP	384	30	115	11,694
TOTALS	2,384		1,861	189,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,861	120.6282	108.87	202,607	2006	2008	0	0	0	6.60	93.40

1 SINGLE FAM – 100% - 2019 Heated Area: 1504 HX Base Yr 2019



96576 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		189,235
TOTAL MARKET OB/XF VALUE		7,384
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		251,619
SOH/AGL Deduction		82,480
ASSESSED VALUE		169,139
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		119,139
TOTAL JUST VALUE		251,619
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2101100	REPAIR/RRF	8,700	02/01/2021
B2007115	USP	9,273	10/01/2020
M11790	MECH OTHER	0	07/01/2006
C0617934	CO ISSUED	132,000	06/01/2006
B0617934	NEW CONSTR	132,000	06/01/2006
E0617489	ELEC OTHER	2,000	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2184/0241	2/14/2018	WD	U	I	11	100
GRANTOR: CANTINI BRENDA S ET A						
GRANTEE: TIETJEN CHRISTOPHER						
2178/1515	2/14/2018	WD	Q	I	01	175,000
GRANTOR: CANTINI BRENDA S & SH						
GRANTEE: TIETJEN CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N22 BAS=[YR=2006] N28 W4 USP=[YR=2021] N16 W24 S16 E24$ W9 SFB=[YR=2017] W13 S10 E13 N10$S10 W13 N10 W14 S50 E13 FOP=[YR=2006] E8 N8 W8 S8$N8E8N12 E6 N2 E13$W13 S2 W6 S20 E19$.

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	100	8	13	104.00	SF	6.50	6.50	100	2006	2006	3	88	595	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
3	0810	CONCRETE A	0	100	40	15	600.00	SF	6.50	6.50	100	2006	2006	3	88	3,432	
4	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2006	2006	3	88	172	

LAND DESCRIPTION

TOTAL OB/XF 7,384

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	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 07/06/2021 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS