LOT 253
HERON ISLES PHASE 1 REPLAT
PB 7/152

BARSTOW DEBBIE FAYE
96590 COMMODORE POINT DR
YULEE, FL 32097

2023

37-3N-28-0740-0253-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

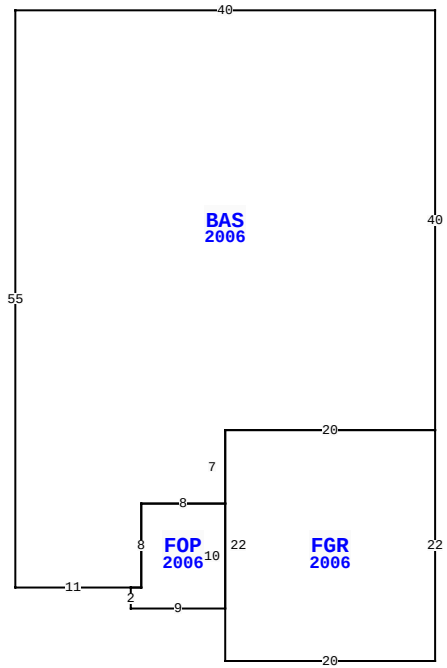
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,836	100	1,836	182,582
FGR	440	55	242	24,066
FOP	82	30	25	2,486
TOTALS	2,358		2,103	209,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,103	118.0410	106.53	224,033	2006	2008	0	0	0	6.65	93.35

1 SINGLE FAM – 100% - 2017 Heated Area: 1836 HX Base Yr 2017



96590 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		209,135
TOTAL MARKET OB/XF VALUE		7,561
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		271,696
SOH/AGL Deduction		110,903
ASSESSED VALUE		160,793
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		110,793
TOTAL JUST VALUE		271,696
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2007939	REPAIR/RRF	11,100	09/01/2020
M11875	MECH OTHER	0	08/01/2006
E17664	TEMP POLE	2,000	07/01/2006
P0611277	OTHER	0	06/01/2006
C0618023	CO ISSUED	163,020	01/01/2006
C0618023	NEW CONSTR	163,020	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2630/1754	4/11/2023	WD	Q	I	01	349,000
GRANTOR: SZERSZEN KEVIN A & OL						
GRANTEE: BARSTOW DEBBIE FAYE						
2064/1617	8/11/2016	WD	Q	I	01	178,000
GRANTOR: ROSE WILLIAM GORDON						
GRANTEE: SZERSZEN KEVIN A						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N22 BAS=[YR=2006] N40 W40 S55 E11FOP=[YR=2006] S2 E9 N10 W8 S8 W1$E1 N8 E8 N7 E20$W20 S22 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0810	CONCRETE A	0	100	8	10	80.00	SF	6.50	6.50	100	2006	2006	3	88	458	
3	0810	CONCRETE A	0	100	40	16	640.00	SF	6.50	6.50	100	2006	2006	3	88	3,661	
4	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	2006	2006	3	88	257	

LAND DESCRIPTION

TOTAL OB/XF 7,561

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 07/30/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS