

LOT 267
IN OR 1516/1239
HERON ISLES PHASE #1 PB 7/40

MORRIS ROBERT LEE
96630 COMMODORE POINT DRIVE
YULEE, FL 32097

2023

37-3N-28-0740-0267-0000



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	PAGE 1 of 1 4																																			
Exterior Wall	05	AVERAGE 70	0100	01	1,629	126.2250	113.92	185,576	2007	2007	0	0	7.15	92.85	VALUATION BY STANDARD																																			
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2008												Heated Area: 1359												HX Base Yr 2008																							
Roof Structur	03	GABLE/HIP 100													BAS 2007												FGR 2007																							
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	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	TOTALS												1,897												1,629												172,307											
DOR CODE	0100	SINGLE FAMILY	EXTRA FEATURES												96630 COMMODORE POINT DR, YULEE												BLD DATE												LGL DATE											
MAP NUM		MKT AREA	04												XF DATE												LAND DATE																							
NEIGHBORHOOD/LOC	4038.00		INC DATE												AG DATE																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																														
BAS	1,359	100	1,359	143,748																																														
FGR	433	55	238	25,174																																														
FOP	25	30	8	846																																														
FOP	80	30	24	2,539																																														
TOTALS															1,897												1,629												172,307											
EXTRA FEATURES															96630 COMMODORE POINT DR, YULEE												BLD DATE												LGL DATE											
															XF DATE												LAND DATE																							
															INC DATE												AG DATE																							
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	48	16		768.00	SF	6.50					4,443																																			
2	0810	CONCRETE A	0	100	36	3		108.00	SF	6.50					625																																			
LAND DESCRIPTION															TOTAL OB/XF												5,068																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	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																																																		