

LOT 268
IN OR 1749/328
HERON ISLES PHASE #1 PB 7/40

REISNER JENIFER
96634 COMMODORE POINT DRIVE
YULEE, FL 32097

2023

37-3N-28-0740-0268-0000



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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	

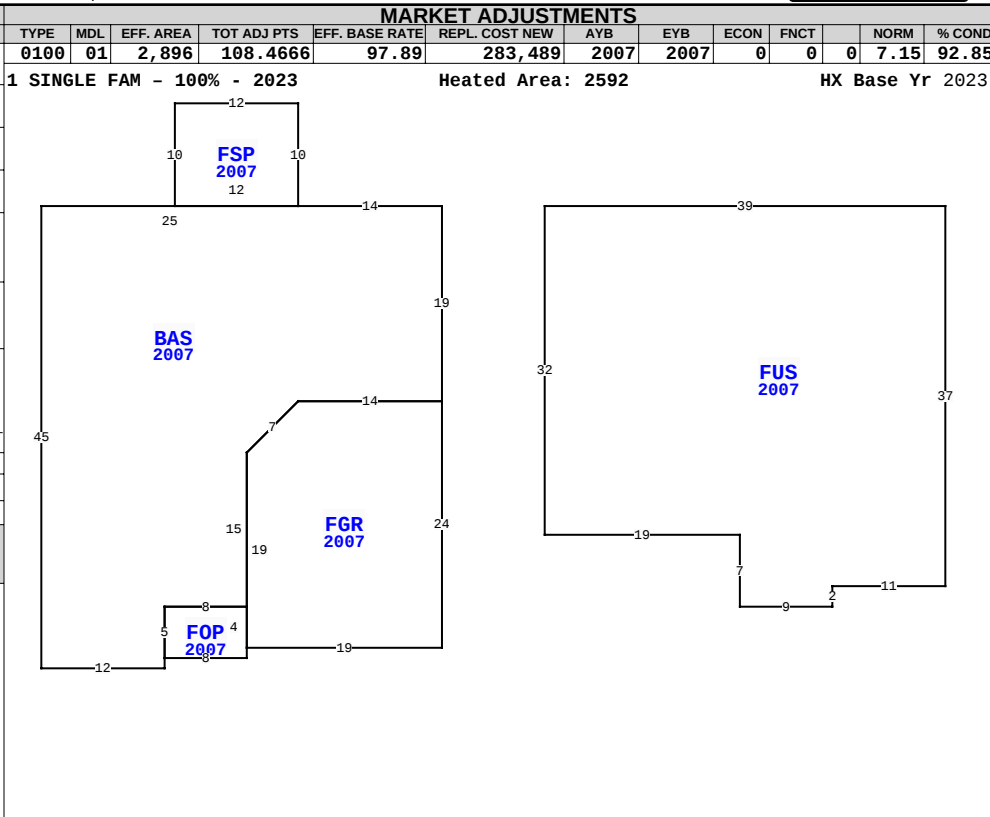
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,226	100	1,226	111,432
FGR	444	55	244	22,177
FOP	40	30	12	1,091
FSP	120	40	48	4,363
FUS	1,366	100	1,366	124,157

TOTALS	3,196		2,896	263,220
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	46	16	736.00	SF	6.50	6.50
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50
3	0479	VF PICKET	0	100	0	0	122.00	LF	10.00	10.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT

REVIEW DATE 07/30/2018 BY KWX



96634 COMMODORE POINT DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2007	2007	3	89	4,258	
100	2007	2007	3	89	174	
100	2007	2007	3	74	903	

TOTAL OB/XF										
5,335										

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY										
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VALUATION SUMMARY										
VALUATION BY					STANDARD					
Tax Group: 4					Tax Dist:					
BUILDING MARKET VALUE					263,220					
TOTAL MARKET OB/XF VALUE					5,335					
TOTAL LAND VALUE - MARKET					55,000					
TOTAL MARKET VALUE					323,555					
SOH/AGL Deduction					0					
ASSESSED VALUE					323,555					
TOTAL EXEMPTION VALUE					HX HB 50,000					
BASE TAXABLE VALUE					273,555					
TOTAL JUST VALUE					323,555					
NCON VALUE					0					
INCOME VALUE										
PREVIOUS YEAR MKT VALUE					277,747					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19430	NEW CONSTR	2,200	06/01/2007
M13015	H/AC	0	06/01/2007
C19883	CO ISSUED	0	05/01/2007
B19883	NEW CONSTR	231,915	05/01/2007
R10347	REPAIR/RRF	1,500	05/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1749/0328	6/28/2011	WD	U	I	11	100	
GRANTOR: MCKINNON JOHN M & CAT							
GRANTEE: REISNER JENIFER							
1745/0453	6/28/2011	WD	Q	I	01	178,400	
GRANTOR: MCKINNON JOHN M & CAT							
GRANTEE: REISNER JENIFER							

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=2007] W14 FSP=[YR=2007] N10W12S10 E12SW25 S45E12N1 FOP=[YR=2007] E8N1 FGR=[YR=2007] E19N24W14 D5 L5 S19\$N4 W8S5\$N5E8N15 U5 R5 E14N19\$ PTR=E10 FUS=[YR=2007] S32E19S7 E9N2 E11N37W39\$ W10\$.										