

LOT 271
IN OR 1495/1676
HERON ISLES PHASE #1 PB 7/40

LATIMER JEAN S
96648 COMMODORE POINT DRIVE
YULEE, FL 32097

2023

37-3N-28-0740-0271-0000



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		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	1,362	100	1,362	137,970
FGR	430	55	236	23,907
FOP	80	30	24	2,431
FOP	98	30	29	2,938
TOTALS	1,970		1,651	167,245

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	40	16	640.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,651	120.8900	109.10	180,124	2007	2007	0	0	7.15	92.85
1 SINGLE FAM - 100% - 2008											
Heated Area: 1362											
HX Base Yr 2008											

96648 COMMODORE POINT DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		167,245	
TOTAL MARKET OB/XF VALUE		4,136	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		226,381	
SOH/AGL Deduction		111,200	
ASSESSED VALUE		115,181	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		65,181	
TOTAL JUST VALUE		226,381	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		196,592	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18743	NEW CONSTR	1,900	02/01/2007
M12447	H/AC	0	02/01/2007
P11964	NEW CONSTR	0	01/01/2007
C19235	CO ISSUED	0	12/01/2006
B19235	NEW CONSTR	182,290	12/01/2006
R09979	REPAIR/RRF	1,500	12/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1495/1676	5/01/2007	WD Q	I		
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: LATIMER JEAN S					
1402/0012	4/06/2006	WD U	V	19	
GRANTOR: HERON ISLES JOINT VEN					
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W22 FOP=[YR=2007] W8S10E8N10 \$ S10W8S32											
FOP=[YR=2007] S15E10 FGR=[YR=2007] S13E20N23W12S3W5 D3 L2											
W1S4\$N4W3 U3 L2 N8W5\$E5S8 D3 R2 E4 U3 R2 E5N3E12N47\$.											