LOT 273
IN OR 2188/552
HERON ISLES PHASE #1 PB 7/40

TIMBERLAKE JENNY LYNN
96656 COMMODORE POINT DR
YULEE, FL 32097-6566

2023

37-3N-28-0740-0273-0000

BUILDING CHARACTERISTICS

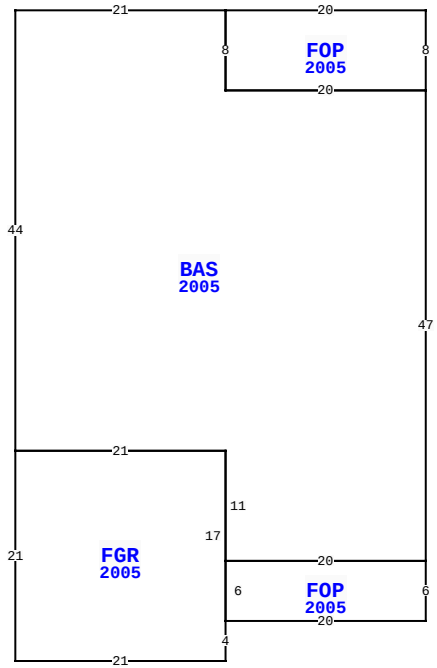
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,864	100	1,864	183,370
FGR	441	55	243	23,905
FOP	120	30	36	3,542
FOP	160	30	48	4,722
TOTALS	2,585		2,191	215,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,191	116.6396	105.27	230,647	2005	2008	0	0	0	6.55	93.45

1 SINGLE FAM – 100% - 2019 Heated Area: 1864 HX Base Yr 2019



96656 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		215,540
TOTAL MARKET OB/XF VALUE		2,606
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		273,146
SOH/AGL Deduction		91,046
ASSESSED VALUE		182,100
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		132,100
TOTAL JUST VALUE		273,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000784	REPAIR/RRF	18,000	01/13/2022
E0515014	ELEC OTHER	2,000	05/01/2005
M0509690	H/AC	0	05/01/2005
P09276	OTHER	0	04/01/2005
R046983	REPAIR/RRF	5,000	12/01/2004
B0414220	NEW CONSTR	133,809	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2188/0552	4/02/2018	WD	Q	I	01	206,200
GRANTOR: KOMACK CHRISTOPHER J						
GRANTEE: TIMBERLAKE JENNY LY						
1999/0572	6/13/2015	QC	U	I	11	100
GRANTOR: KOMACK CHRISTOPHER J						
GRANTEE: KOMACK CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W20 BAS=[YR=2005] W21 S44 FGR=[YR=2005] S21 E21 N4 FOP=[YR=2005] E20 N6 W20 S6$ N17 W21$ E21 S11 E20 N47 W20 N8$ S8 E20 N8$.

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	0811	CONCRETE B	0	100	0	0	576.00	SF	5.20	5.20	100	2005	2005	3	87	2,606	

LAND DESCRIPTION

TOTAL OB/XF 2,606

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