LOT 277
HERON ISLES PHASE #1 PB 7/40

RUSSO ROBIN SUE ANOLICK &/CRAIG CONOR JOHN
86272 RIVERWOOD DRIVE
YULEE, FL 32097

2023

37-3N-28-0740-0277-0000

BUILDING CHARACTERISTICS

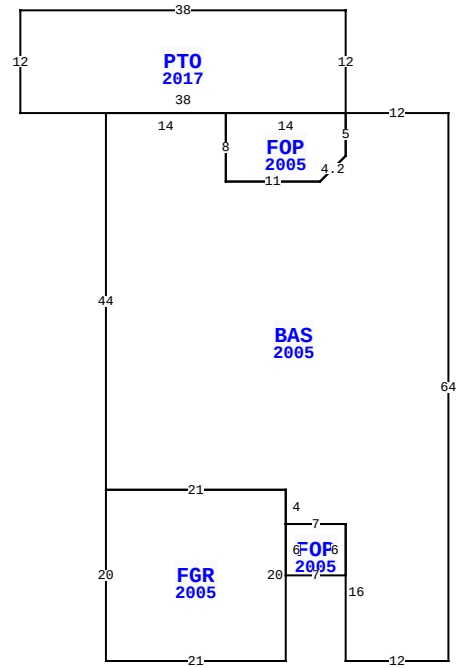
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	1,921	100	1,921	184,807
FGR	420	55	231	22,223
FOP	42	30	13	1,251
FOP	108	30	32	3,078
PTO	456	5	23	2,213
TOTALS	2,947		2,220	213,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,220	117.0708	105.66	234,565	2005	2005	0	0	0	8.95	91.05

1 SINGLE FAM – 0% - 2023 Heated Area: 1921 HX Base Yr



96676 COMMODORE POINT DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	213,571
TOTAL MARKET OB/XF VALUE	3,727
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	272,298
SOH/AGL Deduction	0
ASSESSED VALUE	272,298
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	272,298
TOTAL JUST VALUE	272,298
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509878	H/AC	0	06/01/2005
E0515135	ELEC OTHER	2,000	06/01/2005
P09313	OTHER	0	04/01/2005
B14598	NEW CONSTR	140,549	02/01/2005
R07252	REPAIR/RRF	5,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2572/1112	6/15/2022	WD	Q	I	02	370,000
GRANTOR: SILVIA SETH D & ABIGA						
GRANTEE: RUSSO ROBIN SUE ANO						
2161/0125	11/30/2017	WD	Q	I	02	191,500
GRANTOR: KUMAR VINOD & GAYATRI						
GRANTEE: SILVIA SETH D & ABI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W12 PTO=[YR=2017] N12 W38 S12 E38$
FOP=[YR=2005] W14S8E11 R3 U3 N5$S5 D3 L3 W11N8W14S44
FGR=[YR=2005] S20E21N20W21$E21S4 FOP=[YR=2005]
S6E7N6W7$E7S16E12N64$.

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	0812	CONCRETE C	0	0	0	0	1,071.00	SF	4.00	4.00	100	2005	2005	3	87	3,727	

LAND DESCRIPTION

TOTAL OB/XF 3,727

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	0		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