

LOT 278
IN OR 1463/1707
HERON ISLES PHASE #1 PB 7/40

NEWSOME STUART B & LISA L
96680 COMMODORE POINT DRIVE
YULEE, FL 32097

2023

37-3N-28-0740-0278-0000



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 80	0100	01	2,178	114.9148	103.71	225,880	2005	2005	0	0	0	8.95	91.05	VALUATION BY STANDARD													
Exterior Wall	20	FACE BRICK 20	1 SINGLE FAM - 100% - 2007													Heated Area: 1879													
Roof Structur	03	GABLE/HIP 100														HX Base Yr 2007													
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	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	1,879	100	1,879	177,430																									
FGR	462	55	254	23,984																									
FOP	42	30	13	1,227																									
FOP	108	30	32	3,022																									
TOTALS				2,491	2,178	205,664																							
EXTRA FEATURES				96680 COMMODORE POINT DR, YULEE																									
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	0811	CONCRETE B	0	100	0	0	744.00	SF	5.20	5.20	100	2005	2005	3	87	3,366													
2	0476	VF 6 SBPL	0	100	0	0	30.00	LF	32.00	32.00	100	2014	2014	3	89	854													
TOTAL OB/XF																		4,220											
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	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																													