LOT 281
IN OR 1412/165
HERON ISLES PHASE #1 PB 7/40

HEPLER KIMBERLY D & GUY MITCHELL
95023 POPLAR WAY
FERNANDINA BEACH, FL 32034

2023

37-3N-28-0740-0281-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

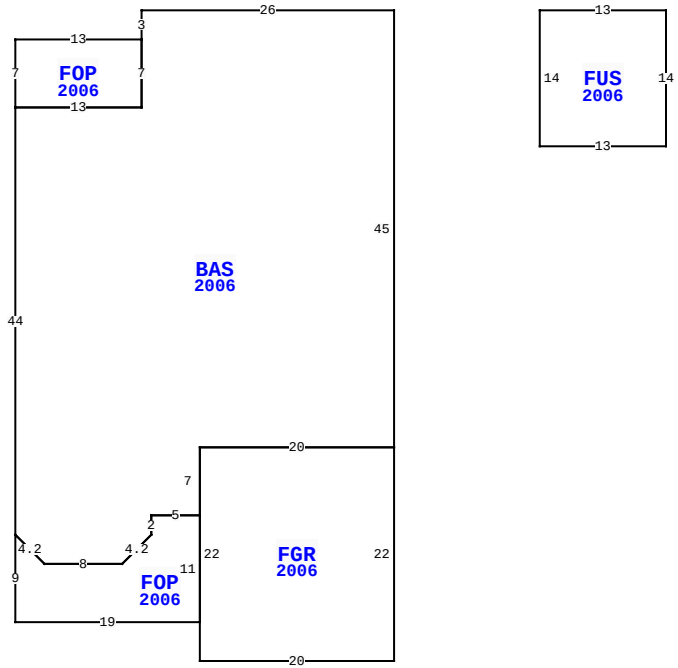
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,819	100	1,819	174,949
FGR	440	55	242	23,275
FOP	91	30	27	2,597
FOP	148	30	44	4,232
FUS	182	100	182	17,504
TOTALS	2,680		2,314	222,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,314	114.1602	103.03	238,411	2006	2008	0	0	0	6.65	93.35

1 SINGLE FAM – 0% - 2023 Heated Area: 2001 HX Base Yr



96692 COMMODORE POINT DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	222,557
TOTAL MARKET OB/XF VALUE	24,891
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	302,448
SOH/AGL Deduction	0
ASSESSED VALUE	302,448
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,448
TOTAL JUST VALUE	302,448
NCON VALUE	247,449
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	257,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2006249	REPAIR/RRF	11,800	08/01/2020
B20006	SWIM POOL	25,000	06/01/2007
M11028	H/AC	0	02/01/2006
E16592	ELEC OTHER	1,950	01/01/2006
P10253	OTHER	0	10/01/2005
C15934	CO ISSUED	208,490	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2619/0988	2/15/2023	WD	Q	I	01	410,000
GRANTOR: HAMILTON CHRISTOPHER						
GRANTEE: HEPLER KIMBERLY DIA						
1412/0165	5/15/2006	WD	Q	I		223,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HAMILTON CHRISTOPHE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N22 BAS=[YR=2006] N45 W26 S3 FOP=[YR=2006] W13 S7 E13 N7$S7 W13 S44 FOP=[YR=2006] S9 E19 N11 W5 S2 D3 L3 W8 U3 L3 $ R3 D3 E8 U3 R3 N2 E5 N7 E20$W20 S22 E20$ PTR=N67E15 FUS=[YR=2006] E13 S14 W13 N14$ S67W15$.

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	0810	CONCRETE A	0	0	40	16	640.00	SF	6.50	6.50	100	2006	2006	3	88	3,661	
2	0810	CONCRETE A	0	0	13	3	39.00	SF	6.50	6.50	100	2006	2006	3	88	223	
3	0861	POOL GUNIT	0	0	23	13	299.00	SF	85.00	85.00	100	2007	2007	3	52	13,216	
4	0855	CONC PAVER	0	0	0	0	470.00	SF	10.00	10.00	100	2007	2007	3	89	4,183	
5	0462	ST/AL FNC	0	0	65	5	325.00	SF	10.00	10.00	100	2007	2007	3	52	1,690	
6	0476	VF 6 SBPL	0	0	0	0	15.00	LF	32.00	32.00	100	2007	2007	3	74	355	
7	0476	VF 6 SBPL	0	0	0	0	132.00	LF	16.00	16.00	100	2007	2007	3	74	1,563	

LAND DESCRIPTION

TOTAL OB/XF 24,891

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	000100	C	SFR	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