

LOT 285
IN OR 2223/1932
HERON ISLES PHASE #1 PB 7/40

GORDON TINA GENINE
96718 COMMODORE POINT DRIVE
YULEE, FL 32097

2023

37-3N-28-0740-0285-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Exterior Wall	21
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2
Frame	02
Stories	1.
Units	0
Occupancy	00

Quality	05
DOR CODE	0100

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4038.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1,196	127,392
FGR	385	55	212	22,581
FOP	20	30	6	639
PTO	100	5	5	532
TOTALS	1,701		1,419	151,145

EXTRA FEATURES	
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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	0810	CONCRETE A	0	40	16	640.00	SF	6.50	6.50	100	2005	2005	3	87	3,619	
2	0810	CONCRETE A	0	33	3	99.00	SF	6.50	6.50	100	2005	2005	3	87	560	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP					
1	000100	C	SFR	0					

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,419	128.3568	115.84	164,377	2005	2005	0	0	0	8.05	91.95	

1 SINGLE FAM - 0% - 0

Heated Area: 1196

HX Base Yr

The floor plan diagram shows a building layout with four labeled areas: PTO 2005 (a small rectangle at the top left), BAS 2005 (the large central rectangle), FOP 2005 (a small rectangle at the bottom left), and FGR 2005 (a rectangle at the bottom right). Dimensions are provided for various segments: PTO 2005 has a top width of 10 and a right height of 10. BAS 2005 has a top width of 20, a left height of 31, and a right height of 27. FOP 2005 has a top width of 4 and a right height of 5. FGR 2005 has a right height of 23 and a bottom width of 19. Other dimensions include 10 for the bottom of PTO, 20 for the top of BAS, 31 for the left of BAS, 12 for the bottom of BAS, 5 for the bottom of FOP, 13 for the bottom of BAS, 4 for the right of FOP, 6 for the top of FGR, and 19 for the bottom of FGR.

96718 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		151,145	
TOTAL MARKET OB/XF VALUE		4,179	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		210,324	
SOH/AGL Deduction		36,827	
ASSESSED VALUE		173,497	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		173,497	
TOTAL JUST VALUE		210,324	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		183,078	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15468	ELEC OTHER	2,000	08/01/2005
M10080	MECH OTHER	0	08/01/2005
P0509641	NEW CONSTR	0	06/01/2005
R07523	REPAIR/RRF	3,000	04/01/2005
B15073	NEW CONSTR	93,534	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2223/1932	9/14/2018	WD	Q	I	01	158,000
GRANTOR: PODLACK HOLLY A						
GRANTEE: GORDON TINA GENINE						
2043/0127	4/28/2016	WD	Q	I	01	134,400
GRANTOR: HOBBS-HARDY REBECCA J						
GRANTEE: JANUS CHRISTINE A &						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2005] W20PTO=[YR=2005] N10W10S10 E10\$W20 S31E12FOP=[YR=2005] E4N5 W4 S5\$N5E4S5E5FGR=[YR=2005] S19E19N23W6 S4W13\$E13N4E6N27\$.	