LOT 348
IN OR 1892/104
HERON ISLES #2 PB 7/218

WGH FLORIDA LLC
103 FOULK RD STE 900
WILMINGTON, DE 19803

2023

37-3N-28-0740-0348-0000

BUILDING CHARACTERISTICS

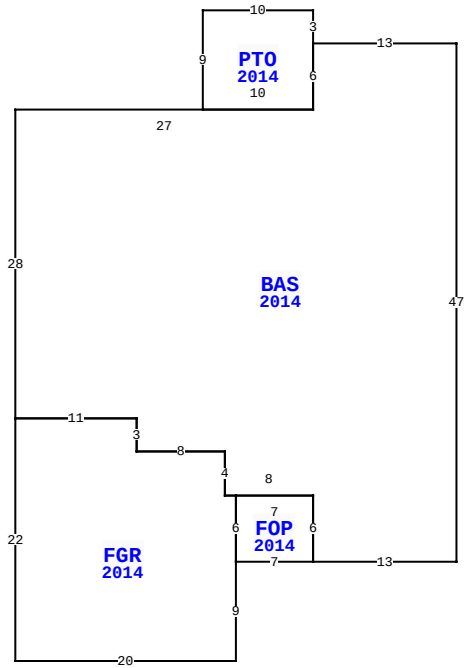
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,447	100	1,447	159,314
FGR	409	55	225	24,773
FOP	42	30	13	1,432
PTO	90	5	4	440
TOTALS	1,988		1,689	185,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,689	126.6100	114.27	193,002	2014	2014	0	0	0	3.65	96.35

1 SINGLE FAM – 0% - 0 Heated Area: 1447 HX Base Yr



96477 COMMODORE POINT DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	185,957
TOTAL MARKET OB/XF VALUE	4,014
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	244,971
SOH/AGL Deduction	43,248
ASSESSED VALUE	201,723
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,723
TOTAL JUST VALUE	244,971
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	212,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428173	CO ISSUED	0	06/16/2014
B1428173	NEW CONSTR	181,049	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1892/0104	11/20/2013	WD	Q	V	01	20,000

GRANTOR: HERON ISLES JOINT VEN

GRANTEE: WGH FLORIDA LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W13 PTO=[YR=2014] N3 W10 S9 E10 N6$ S6 W27 S28 FGR=[YR=2014] S22 E20 N9 FOP=[YR=2014] E7 N6 W7 S6 $ N6 W1 N4 W8 N3 W11 $ E11 S3 E8 S4 E8 S6 E13 N47 $.

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	0	0	650.00	SF	6.50	6.50	100	2014	2014	3	95	4,014	

LAND DESCRIPTION

TOTAL OB/XF 4,014

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 07/26/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS