

LOT 355
IN OR 1943/1655
HERON ISLES #2 PB 7/218

SCHULTZ SUSAN ANNE
96449 COMMODORE POINT DR
YULEE, FL 32097

2023

37-3N-28-0740-0355-0000



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	10	ABOVE AVG 100	0100	01	1,475	127.2348	114.83	169,374	2014	2014	0	0	0	3.50	96.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2015													Heated Area: 1204													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2015													
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMMT 70																											
Interior Floo	14	CARPET 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.	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	1,204	100	1,204	133,416																									
FGR	387	55	213	23,603																									
FOP	32	30	10	1,108																									
FSP	121	40	48	5,319																									
TOTALS			1,744	1,475	163,446																								
EXTRA FEATURES			96449 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	588.00	SF	5.20	5.20	100	2014	2014	3	95	2,905													
2	0476	VF 6 SBPL	0	100	0	0	145.00	LF	32.00	32.00	100	2014	2014	3	89	4,130													
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	89	267													
LAND DESCRIPTION																		TOTAL OB/XF 7,302											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	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 07/26/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																													

Diagram showing property layout with areas labeled: BAS 2014, FGR 2014, FOP 2014, FSP 2017.

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1943/1655	10/23/2014	WD	Q	I	01	141,900

GRANTOR: SEAWARD HOMES INC
GRANTEE: SCHULTZ SUSAN ANNE
1911/1754 4/10/2014 WD U V 37 22,500
GRANTOR: HERON ISLES JOINT VEN
GRANTEE: SEAWARD HOMES INC

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W11 BAS=[YR=2014] W19 S43 FGR=[YR=2014] S21 E19 N17 W3 N4 W16 \$ E16 S4 E3 S1 E1 FOP=[YR=2014] E10 N4 W6 D4 L4 \$ U4 R4 E6 N33 W11 N11 \$ S11 E11 N11 \$.