

HUSTON CANDACE T
96437 COMMODORE POINT DR
YULEE, FL 32097

37-3N-28-0740-0358-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 4				Tax Dist:				
BUILDING MARKET VALUE				181,742				
TOTAL MARKET OB/XF VALUE				8,440				
TOTAL LAND VALUE - MARKET				55,000				
TOTAL MARKET VALUE				245,182				
SOH/AGL Deduction				75,752				
ASSESSED VALUE				169,430				
TOTAL EXEMPTION VALUE				HX HB		50,000		
BASE TAXABLE VALUE				119,430				
TOTAL JUST VALUE				245,182				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				211,172				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
B2102160		FSP		2,928		02/24/2021		
C1124692		CO ISSUED		0		10/11/2012		
E23489		NEW CONSTR		0		05/01/2011		
M16211		H/AC		0		05/01/2011		
P14775		NEW CONSTR		0		05/01/2011		
B24692		NEW CONSTR		166,634		05/01/2011		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2252/1158		1/31/2019		WD	Q	I	01	195,000
GRANTOR: BRANIGAN SARAH E & ER								
GRANTEE: HUSTON CANDACE T								
2086/0602		11/30/2016		WD	Q	I	01	134,500
GRANTOR: CAPRETTI MICHAEL G								
GRANTEE: BRANIGAN SARAH E &								
BUILDING NOTES								
BUILDING DIMENSIONS								
USP=[YR=2021] W15 PT0=[YR=2021] W10 S8 BAS=[YR=2011] W15 S35 FGR=[YR=2011] S23 E19 N19 W11 N4 W8 \$ E8 S4 E17 FOP=[YR=2011] E15N4 W11 N2 W4 S6 \$ N6 E4 S2 E11 N35 W25\$ E10 N8\$ S8 E15 N8\$.								
ND UE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV
55,000								
Common: 55,000			PRINTED 08/02/2023 BY SYS					