LOT 360
IN OR 1908/712
HERON ISLES #2 PB 7/218

ALVAREZ WILLIAM L & LISETTE J/ALVAREZ JADIRA
96429 COMMODORE POINT DR
YULEE, FL 32097

2023

37-3N-28-0740-0360-0000

BUILDING CHARACTERISTICS

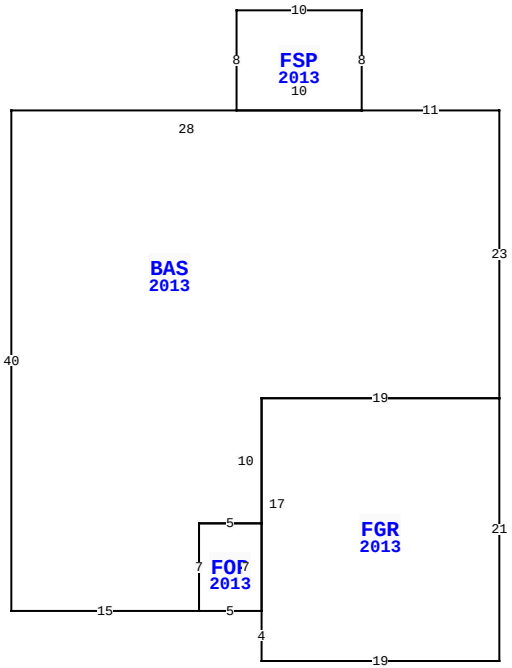
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,202	100	1,202	130,662
FGR	399	55	219	23,806
FOP	35	30	10	1,087
FSP	80	40	32	3,478
TOTALS	1,716		1,463	159,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,463	125.6640	113.41	165,919	2013	2013	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2015 Heated Area: 1202 HX Base Yr 2015



96429 COMMODORE POINT DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		159,033
TOTAL MARKET OB/XF VALUE		3,122
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		217,155
SOH/AGL Deduction		88,116
ASSESSED VALUE		129,039
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		79,039
TOTAL JUST VALUE		217,155
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327115	CO ISSUED	0	09/20/2013
E1326222	NEW CONSTR	0	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2555/1371	4/10/2022	QC	U	I	11	100
GRANTOR: ALVAREZ WILLIAM L &						
GRANTEE: ALVAREZ WILLIAM L &						
1908/0712	3/19/2014	WD	Q	I	01	129,300
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: ALVAREZ WILLIAM L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W11 FSP=[YR=2013] N8 W10 S8 E10 $ W28 S40 E15
FOP=[YR=2013] E5 FGR=[YR=2013] S4 E19 N21 W19 S17 $ N7 W5
S7 $ N7 E5 N10 E19 N23 $.

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	0811	CONCRETE B	0	100	0	0	632.00	SF	5.20	5.20	100	2013	2013	3	95	3,122	

LAND DESCRIPTION

TOTAL OB/XF 3,122

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	000000	C	VAC RES	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