

LOT 361
IN OR 2199/1370
HERON ISLES #2 PB 7/218

HOFFMAN DAVID W
96425 COMMODORE POINT DRIVE
YULEE, FL 32097

2023

37-3N-28-0740-0361-0000



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	1,644	133.2936	120.30	197,773	2013	2013	0	0	0	4.00	96.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2019 Heated Area: 1409 HX Base Yr 2019													Tax Group: 4 Tax Dist:													
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 189,862													
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 3,181													
Interior Floo	11	CLAY TILE 60														TOTAL LAND VALUE - MARKET 55,000													
Interior Floo	14	CARPET 40														TOTAL MARKET VALUE 248,043													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 83,324													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 164,719													
Bedrooms		3 100														TOTAL EXEMPTION VALUE HX HB VX 55,000													
Bathrooms		2 100														BASE TAXABLE VALUE 109,719													
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 248,043													
Stories	1.	1. 100														NCON VALUE 0													
Units		0 100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 215,129																										
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	1,409	100	1,409	162,723																									
FGR	402	55	221	25,523																									
FOP	30	30	9	1,040																									
PTO	108	5	5	578																									
TOTALS		1,949	1,644	189,862																									
EXTRA FEATURES		96425 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	644.00	SF	5.20	5.20	100	2013	2013	3	95	3,181															
LAND DESCRIPTION		TOTAL OB/XF 3,181																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																													