LOT 362
IN OR 1848/711
HERON ISLES #2 PB 7/218

HYERS JOSHUA B
96421 COMMODORE POINT DR
YULEE, FL 32097

2023

37-3N-28-0740-0362-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

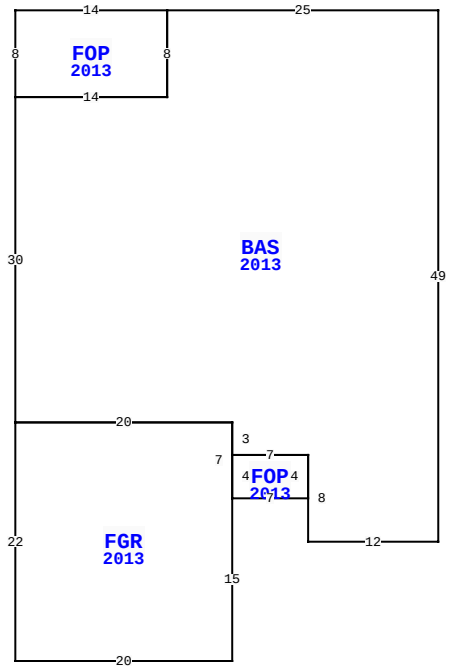
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,523	100	1,523	165,318
FGR	440	55	242	26,268
FOP	28	30	8	869
FOP	112	30	34	3,690
TOTALS	2,103		1,807	196,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,807	125.2900	113.07	204,317	2013	2013	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2014 Heated Area: 1523 HX Base Yr 2014



96421 COMMODORE POINT DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		196,144
TOTAL MARKET OB/XF VALUE		7,210
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		258,354
SOH/AGL Deduction		120,186
ASSESSED VALUE		138,168
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,168
TOTAL JUST VALUE		258,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226712	CO ISSUED	0	03/28/2013
E1325783	ELEC OTHER	0	01/01/2013
M1317873	H/AC	0	01/01/2013
P1216284	NEW CONSTR	0	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1848/0711	3/29/2013	WD	Q	I	02	134,400
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: HYERS JOSHUA B						
1826/0004	11/13/2012	WD	U	V	30	45,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: B S LAND INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W25 FOP=[YR=2013] W14 S8 E14 N8 $ S8 W14 S30
FGR=[YR=2013] S22 E20 N15 FOP=[YR=2013] E7 N4 W7 S4 $ N7
W20 $ E20 S3 E7 S8 E12 N49 $.

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	674.00	SF	5.20	5.20	100	2013	2013	3	95	3,330	
2	0476	VF 6 SBPL	0	100	0	0	130.00	LF	32.00	32.00	100	2013	2013	3	87	3,619	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	87	261	

LAND DESCRIPTION

TOTAL OB/XF 7,210

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	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