LOT 363
IN OR 2109/932
HERON ISLES #2 PB 7/218

MCABEE NOLAN E & BRANDY
96417 COMMODORE POINT DR
YULEE, FL 32097

2023

37-3N-28-0740-0363-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

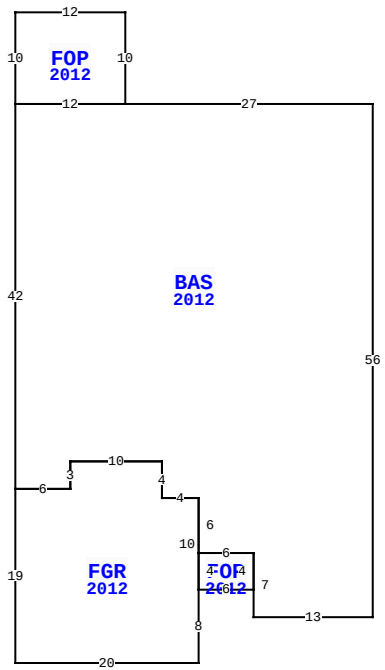
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,836	100	1,836	198,507
FGR	406	55	223	24,110
FOP	24	30	7	756
FOP	120	30	36	3,893
TOTALS	2,386		2,102	227,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,102	125.9104	113.63	238,850	2012	2012	0	0	0	4.85	95.15

1 SINGLE FAM – 100% - 2019 Heated Area: 1836 HX Base Yr 2019



96417 COMMODORE POINT DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		227,266
TOTAL MARKET OB/XF VALUE		10,262
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		292,528
SOH/AGL Deduction		97,781
ASSESSED VALUE		194,747
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,747
TOTAL JUST VALUE		292,528
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226138	CO ISSUED	0	11/08/2012
M17468	H/AC	0	08/01/2012
E25208	NEW CONSTR	0	07/01/2012
B26138	NEW CONSTR	205,385	06/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2109/0932	3/28/2017	WD	Q	I	01	188,000
GRANTOR: DYE MATTHEW						
GRANTEE: MCABEE NOLAN E & BR						
2036/1967	3/31/2016	QC	U	I	11	158,000
GRANTOR: JORDAN ANNA ELIZABETH						
GRANTEE: DYE MATTHEW TOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W27 FOP=[YR=2012] N10 W12 S10 E12 $ W12 S42
FGR=[YR=2012] S19 E20 N8 FOP=[YR=2012] E6 N4 W6 S4 $ N10 W4
N4 W10 S3 W6$ E6 N3 E10 S4 E4 S6 E6 S7 E13 N56 $.

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	656.00	SF	5.20	5.20	100	2012	2012	3	94	3,207	
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	85	255	
3	0476	VF 6 SBPL	0	100	0	0	250.00	LF	32.00	32.00	100	2012	2012	3	85	6,800	

LAND DESCRIPTION

TOTAL OB/XF 10,262

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 07/27/2018 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS