LOT 367
HERON ISLES #2 PB 7/218

CLEARY HEIDI JENNIFER/GRIMM ANDREW
10015 PLANTATION MILL PL
MISSOURI CITY, TX 77459

2023

37-3N-28-0740-0367-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

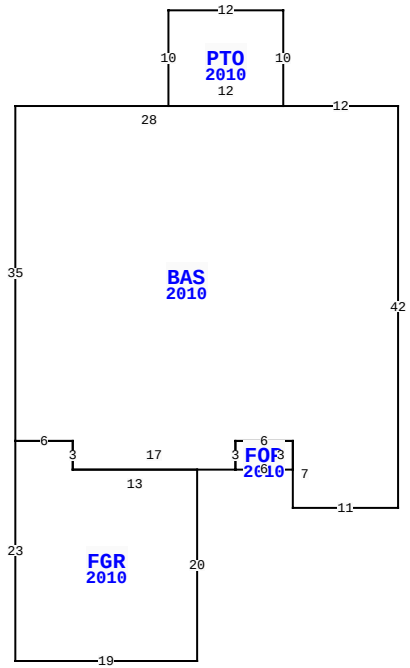
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,528	100	1,528	157,514
FGR	398	55	219	22,576
FOP	18	30	5	515
PTO	120	5	6	618
TOTALS	2,064		1,758	181,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,758	121.0000	109.20	191,974	2010	2010	0	0	0	5.60	94.40

1 SINGLE FAM – 0% - 2023 Heated Area: 1528 HX Base Yr



96401 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	181,223
TOTAL MARKET OB/XF VALUE	3,100
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	239,323
SOH/AGL Deduction	0
ASSESSED VALUE	239,323
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,323
TOTAL JUST VALUE	239,323
NCON VALUE	184,323
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23551	CO ISSUED	0	08/01/2010
M15388	H/AC	0	06/01/2010
B23551	NEW CONSTR	165,990	05/01/2010
P14275	OTHER	0	05/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2651/1209	6/30/2023	FJ	U	I	11	0
GRANTOR: GRIMM GERALD O EST						
GRANTEE: CLEARY HEIDI JENNIF						
1937/1883	8/27/2014	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: GRIMM GERALD O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W12 PTO=[YR=2010] N10 W12 S10 E12 $ W28 S35
FGR=[YR=2010] S23 E19 N20 W13 N3 W6 $ E6 S3 E17
FOP=[YR=2010] E6N3 W6 S3 $ N3 E6 S7 E11 N42 $.

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	0	0	0	648.00	SF	5.20	5.20	100	2010	2010	3	92	3,100	

LAND DESCRIPTION

TOTAL OB/XF 3,100

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	0	0003	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 KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS