LOT 370
IN OR 1836/568
HERON ISLES #2 PB 7/218

RENSHAW BARBARA
96389 COMMODORE POINT DR
YULEE, FL 32041

2023

37-3N-28-0740-0370-0000

BUILDING CHARACTERISTICS

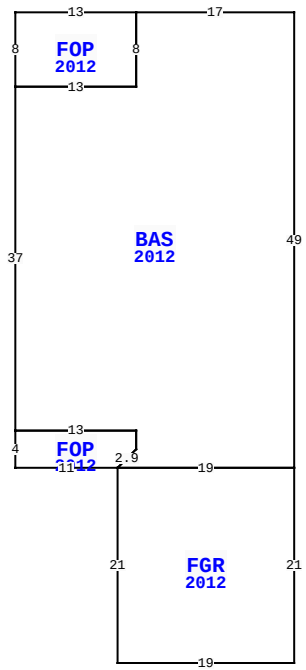
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,316	100	1,316	144,089
FGR	399	55	219	23,979
FOP	50	30	15	1,642
FOP	104	30	31	3,394
TOTALS	1,869		1,581	173,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,581	127.2348	114.83	181,546	2012	2012	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2014 Heated Area: 1316 HX Base Yr 2014



96389 COMMODORE POINT DR, YULEE

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

EXTRA FEATURES

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	676.00	SF	5.20	5.20	100	2012	2012	3	94	3,304	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		173,104
TOTAL MARKET OB/XF VALUE		3,304
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		231,408
SOH/AGL Deduction		108,168
ASSESSED VALUE		123,240
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		73,240
TOTAL JUST VALUE		231,408
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26436	CO ISSUED	0	12/26/2012
M1217681	H/AC	158,549	10/01/2012
B26436	NEW CONSTR	158,549	09/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1836/0568	1/18/2013	WD	Q	I	01	122,000
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: RENSHAW BARBARA						
1808/1851	8/22/2012	WD	U	V	30	21,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: B S LAND INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W17 FOP=[YR=2012] W13 S8 E13 N8 $ S8 W13 S37
FOP=[YR=2012] S4 E11 FGR=[YR=2012] S21 E19 N21 W19 $ U2 R2
N2 W13 $ E13 S2 D2 L2 E19 N49 $.

LAND DESCRIPTION

TOTAL OB/XF 3,304

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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