LOT 371
HERON ISLES #2 PB 7/218

MILLER TRUST/MILLER JOHN J TRUSTEE
96358 ABACO ISLAND DR
FERNANDINA BEACH, FL 32034

2023

37-3N-28-0740-0371-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

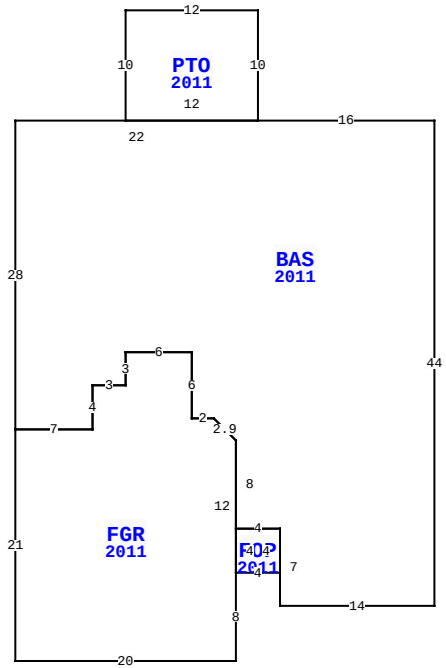
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,268	100	1,268	135,895
FGR	476	55	262	28,079
FOP	16	30	5	536
PTO	120	5	6	643
TOTALS	1,880		1,541	165,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,541	125.6640	113.41	174,765	2011	2011	0	0	0	5.50	94.50

1 SINGLE FAM – 0% - 0 Heated Area: 1268 HX Base Yr



96385 COMMODORE POINT DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	165,153
TOTAL MARKET OB/XF VALUE	3,095
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	223,248
SOH/AGL Deduction	38,748
ASSESSED VALUE	184,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,500
TOTAL JUST VALUE	223,248
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24571	CO ISSUED	0	01/30/2012
B24571	NEW CONSTR	198,237	04/01/2011
E23374	NEW CONSTR	0	04/01/2011
M16107	H/AC	0	04/01/2011
P14711	NEW CONSTR	0	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2362/1852	5/19/2020	SW	U	I	11	100
GRANTOR: MILLER JOHN J & PATRI						
GRANTEE: MILLER TRUST						
2362/1850	5/19/2020	SW	U	I	11	100
GRANTOR: MILLER JOHN J						
GRANTEE: MILLER JOHN J & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W16 PTO=[YR=2011] N10 W12 S10 E12 $ W22 S28
FGR=[YR=2011] S21 E20 N8 FOP=[YR=2011] E4 N4 W4 S4 $ N12
U2 L2 W2 N6 W6 S3 W3 S4 W7 $ E7 N4 E3 N3 E6 S6 E2 D2 R2 S8
E4 S7 E14 N44 $.

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	640.00	SF	5.20	5.20	100	2011	2011	3	93	3,095	

LAND DESCRIPTION

TOTAL OB/XF 3,095

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		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