LOT 372
HERON ISLES #2 PB 7/218

SCHUMAN LLC
3500 S DUPONT HWY
DOVER, DE 19901

**2023**

**37-3N-28-0740-0372-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| 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 |

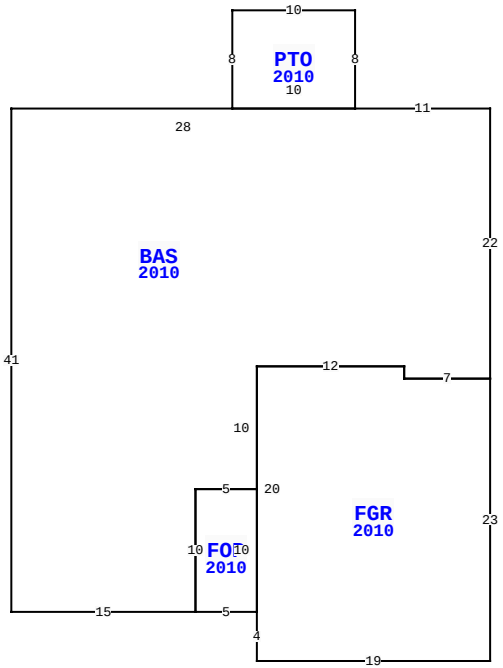
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,176 | 100 | 1,176 | 129,658 |
| FGR | 449 | 55 | 247 | 27,232 |
| FOP | 50 | 30 | 15 | 1,654 |
| PTO | 80 | 5 | 4 | 441 |
| TOTALS | 1,755 | | 1,442 | 158,985 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,442 | 129.2720 | 116.67 | 168,238 | 2010 | 2010 | 0 | 0 | 0 | 5.50 | 94.50 |

1 SINGLE FAM – 0% - 2023 Heated Area: 1176 HX Base Yr




96381 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 | 158,985 |
| TOTAL MARKET OB/XF VALUE | 3,272 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 217,257 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 217,257 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 217,257 |
| TOTAL JUST VALUE | 217,257 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 189,407 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C23021 | CO ISSUED | 0 | 09/01/2010 |
| E22267 | ELEC OTHER | 0 | 11/01/2009 |
| R12181 | REPAIR/RRF | 2,000 | 11/01/2009 |
| B23021 | NEW CONSTR | 116,688 | 11/01/2009 |
| M14946 | H/AC | 0 | 11/01/2009 |
| P14020 | OTHER | 0 | 11/01/2009 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2591/1222 | 9/13/2022 | WD | Q | I | 01 | 278,300 |
| GRANTOR: OFFERPAD SPE BORROWER | | | | | | |
| GRANTEE: SCHUMAN LLC | | | | | | |
| 2587/0071 | 8/25/2022 | WD | U | I | 37 | 265,000 |
| GRANTOR: MAHAFFEY TAYLOR A | | | | | | |
| GRANTEE: OFFERPAD SPE BORROW | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2010] W11 PTO=[YR=2010] N8 W10 S8 E10 $ W28 S41 E15
FOP=[YR=2010] E5 FGR=[YR=2010] S4 E19 N23 W7 N1 W12 S20 $
N10 W5 S10 $ N10 E5 N10 E12 S1 E7 N22 $.

### 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 | 684.00 | SF | 5.20 | 5.20 | 100 | 2010 | 2010 | 3 | 92 | 3,272 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,272

| 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 07/26/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS