

LOT 375 & W1/2 OF LOT 376  
HERON ISLES #2 PB 7/218  
ESMT IN OR 2260/1576

NEAL PATRICK M & RUTH  
96369 COMMODORE POINT DR  
YULEE, FL 32097

2023

37-3N-28-0740-0375-0000



| 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            | 14 | CARPET 80      |
| Interior Floo            | 08 | SHT VINYL 20   |
| 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       |

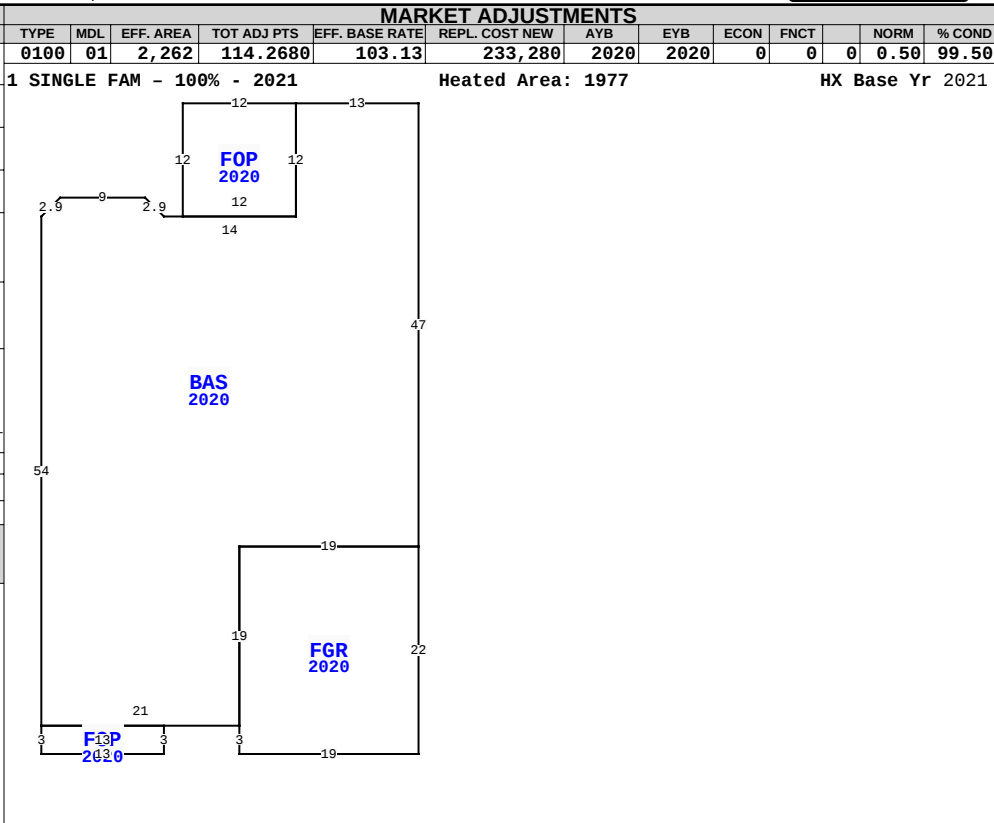
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 05      | Quality Level 05 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4038.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,977            | 100         | 1,977        | 202,869              |
| FGR       | 418              | 55          | 230          | 23,601               |
| FOP       | 39               | 30          | 12           | 1,232                |
| FOP       | 144              | 30          | 43           | 4,413                |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 2,578 | 2,262 | 232,114 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |        |    |        |       |
|----------------|------------|-------------|---------|----|----|--------|----|--------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R  | NOTES |
| 1              | 0810       | CONCRETE A  | 0 100   | 24 | 3  | 72.00  | SF | 6.50   |       |
| 2              | 0810       | CONCRETE A  | 0 100   | 40 | 16 | 640.00 | SF | 6.50   |       |
| 3              | 0476       | VF 6 SBPL   | 0 100   | 0  | 0  | 66.00  | LF | 32.00  |       |
| 4              | 0470       | VNYL GATE   | 0 100   | 0  | 0  | 1.00   | UT | 300.00 |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000134   | C   | SFR POND             | 100 |     | PUD      | 0.00  | 0.00  | 1.50        |



|                                 |          |           |
|---------------------------------|----------|-----------|
| 96369 COMMODORE POINT DR, YULEE | BLD DATE | LGL DATE  |
|                                 | XF DATE  | LAND DATE |
|                                 | INC DATE | AG DATE   |

| 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   | 0810       | CONCRETE A  | 0 100   | 24 | 3  | 72.00  | SF | 6.50   | 6.50           | 100       | 2020    | 2020        | 3 | 99     | 463             |       |
| 2   | 0810       | CONCRETE A  | 0 100   | 40 | 16 | 640.00 | SF | 6.50   | 6.50           | 100       | 2020    | 2020        | 3 | 99     | 4,118           |       |
| 3   | 0476       | VF 6 SBPL   | 0 100   | 0  | 0  | 66.00  | LF | 32.00  | 32.00          | 100       | 2020    | 2020        | 3 | 98     | 2,070           |       |
| 4   | 0470       | VNYL GATE   | 0 100   | 0  | 0  | 1.00   | UT | 300.00 | 300.00         | 100       | 2020    | 2020        | 3 | 98     | 294             |       |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             | 6,945     |     |          |        |         |            |                |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE |
| 1           | 000134   | C   | SFR POND             | 100 |     | PUD      | 0.00  | 0.00  | 1.50        | LT        |     | 1.00     | 1.00   | 0.95    | 55,000.00  | 52,250.00      |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1  |  | 4 |
|---------------------------|--|--|--|--|--|--|--|--|--|--------------|--|---|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | STANDARD     |  |   |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | Tax Group: 4 |  |   |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 232,114      |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 6,945        |  |   |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 78,375       |  |   |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 317,434      |  |   |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 88,917       |  |   |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 228,517      |  |   |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 55,000       |  |   |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 173,517      |  |   |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 317,434      |  |   |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0            |  |   |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |              |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 275,531      |  |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C1908359   | CO ISSUED   | 0       | 01/22/2020 |
| B1908359   | NEW CONSTR  | 267,299 | 08/06/2019 |

| SALES DATA                     |           |              |        |        |           |               |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2374/1858                      | 7/02/2020 | WD           | Q      | I      | 01        | 239,900       |
| GRANTOR: NEW ATLANTIC BUILDERS |           |              |        |        |           |               |
| GRANTEE: NEAL PATRICK M & RU   |           |              |        |        |           |               |
| 2218/0801                      | 8/10/2018 | WD           | Q      | V      | 01        | 46,500        |
| GRANTOR: HERON ISLES JOINT VEN |           |              |        |        |           |               |
| GRANTEE: NEW ATLANTIC BUILD    |           |              |        |        |           |               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                               |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2020] W13 FOP=[YR=2020] W12 S12 E12 N12\$ S12 W14 U2 L2 W9 D2 L2 S54 FOP=[YR=2020] S3 E13 N3 W13\$ E21 FGR=[YR=2020] S3 E19 N22 W19 S19\$ N19 E19 N47\$ . |  |  |  |  |  |  |  |  |  |