LOT 379
IN OR 1815/1823
HERON ISLES #2 PB 7/218

MARTYN ROBERT THOMAS
96362 COMMODORE POINT DR
YULEE, FL 32097

2023

37-3N-28-0740-0379-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

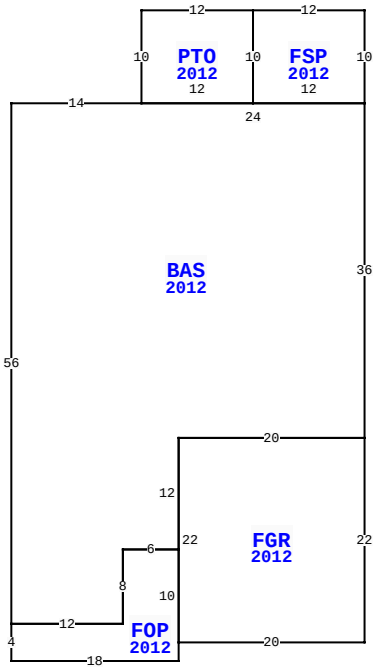
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,680	100	1,680	182,117
FGR	440	55	242	26,233
FOP	120	30	36	3,903
FSP	120	40	48	5,203
PTO	120	5	6	651
TOTALS	2,480		2,012	218,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,012	125.9104	113.63	228,624	2012	2012	0	0	0	4.60	95.40

1 SINGLE FAM – 100% - 2013 Heated Area: 1680 HX Base Yr 2013



96362 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		218,107
TOTAL MARKET OB/XF VALUE		6,050
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		279,157
SOH/AGL Deduction		135,807
ASSESSED VALUE		143,350
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		88,350
TOTAL JUST VALUE		279,157
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26082	CO ISSUED	0	09/19/2012
E25099	NEW CONSTR	0	06/01/2012
B26082	NEW CONSTR	199,220	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1937/1865	9/02/2014	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: MARTYN ROBERT THOMA						
1815/1823	9/21/2012	WD	Q	I	02	160,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MARTYN ROBERT THOMA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2012] W12 PTO=[YR=2012] W12 S10 BAS=[YR=2012] W14 S56 FOP=[YR=2012] S4 E18 N2 FGR=[YR=2012] E20 N22 W20 S22 $ N10 W6 S8 W12 $ E12 N8 E6 N12 E20 N36 W24 $ E12 N10 $ S10 E12 N10 $.

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	100	0	0	657.00	SF	5.20	5.20	100	2012	2012	3	94	3,211	
2	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2012	2012	3	85	2,448	
3	0479	VF PICKET	0	100	0	0	46.00	LF	10.00	10.00	100	2012	2012	3	85	391	

LAND DESCRIPTION

TOTAL OB/XF 6,050

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	000134	C	SFR POND	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 08/02/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS