

LYNN REBEKAH  
96366 COMMODORE POINT DR  
YULEE, FL 32097

**37-3N-28-0740-0380-0000**

BUILDING CHARACTERISTICS

CD CONSTRUCTION

ELEMENT

CD

CONSTRUCTION

Exterior Wall  
Exterior Wall

10  
16

Above Avg 70  
WD FR STUC 30

RooF Structur  
RooF Cover

03  
03

GABLE/HIP 100  
COMP SHNGL 100

Interior Wall  
Interior Floo

05  
11

DryWall 100  
CLAY TILE 70

Interior Floo  
Air Condition

14  
03

CARPET 30  
CENTRAL 100

Heating Type  
Bedrooms  
Bathrooms

04

AIR DUCTED 100  
4 100  
2 100

Frame  
Stories  
Units  
Occupancy

02  
1.  
00  
00

WOOD FRAME 100  
1. 100  
0 100  
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

1,806

100

1,806

198,897

FGR

436

55

240

26,432

FOP

42

30

13

1,432

FSP

120

40

48

5,286

TOTALS

2,404

2,107

232,047

EXTRA FEATURES

96366 COMMODORE POINT DR, YULEE

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

635.00 SF

5.20

5.20

100

2013

2013

3

95

3,137

LAND DESCRIPTION

TOTAL OB/XF

3,137

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

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

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MARKET ADJUSTMENTS

REPL COST NEW AYB EYB ECON FNCT NORM %COND

0100 01 2,107 127.3118 114.90 242,094 2013 2013 0 0 4.15 95.85

HEATED Area: 1806 HX Base Yr 2021

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 232,047

TOTAL MARKET OB/XF VALUE 3,137

TOTAL LAND VALUE - MARKET 55,000

TOTAL MARKET VALUE 290,184

SOH/AGL Deduction 80,761

ASSESSED VALUE 209,423

TOTAL EXEMPTION VALUE 50,000

HX HB BASE TAXABLE VALUE 159,423

TOTAL JUST VALUE 290,184

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 250,350

PERMIT NUM DESCRIPTION AMT ISSUED

B1327365 C0 ISSUED 0 12/04/2013

B1328115 SCRNWALL 1,316 12/01/2013

P1316738 NEW CONSTR 0 08/01/2013

B1327365 NEW CONSTR 211,621 06/01/2013

SALES DATA OFF RECORD Number DATE TYPE INST Q I V I RSN CD SALE PRICE

2342/1111 2/21/2020 SW U I 18 195,200

GRANTOR: SECRETARY OF VETERANS GRANTEE: LYNN REBEKAH

2299/1067 8/06/2019 SW U I 12 180,800

GRANTOR: WELLS FARGO BANK NA GRANTEE: SECRETARY OF VETERA

BUILDING NOTES BUILDING DIMENSIONS

FSP=[YR=2013] W12 S10 BAS=[YR=2013] W27 S56 E13 FOP=[YR=2013] E6 FGR=[YR=2013] S5 E20 N19 W6 N4 W14 S18 \$ N7 W6 S7 \$ N7 E6 N11 E14 S4 E6 N42 W12 \$ E12 N10 \$.