LOT 381
IN OR 1999/1678
HERON ISLES #2 PB 7/218

HOOKE DONNA ANN/TARDIFF DEBRA ANN
96372 COMMODORE POINT DR
YULEE, FL 32097

2023

37-3N-28-0740-0381-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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

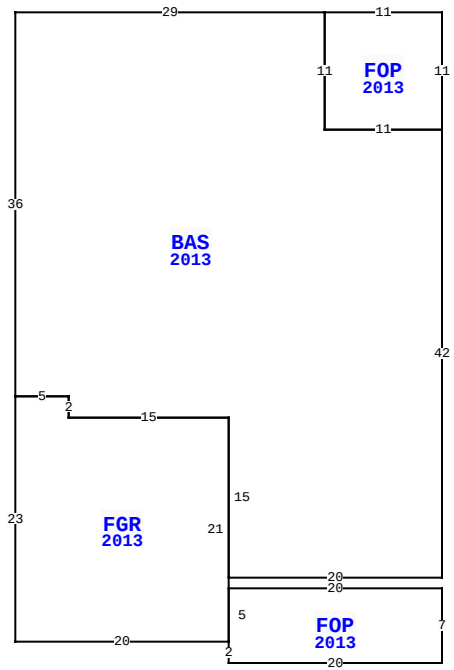
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,689	100	1,689	186,012
FGR	430	55	236	25,991
FOP	121	30	36	3,964
FOP	140	30	42	4,626
TOTALS	2,380		2,003	220,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,003	127.3118	114.90	230,145	2013	2013	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2016 Heated Area: 1689 HX Base Yr 2016



96372 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		220,594
TOTAL MARKET OB/XF VALUE		4,737
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		280,331
SOH/AGL Deduction		136,628
ASSESSED VALUE		143,703
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		43,703
TOTAL JUST VALUE		280,331
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327272	CO ISSUED	0	01/22/2014
E1326413	NEW CONSTR	0	07/01/2013
B1327272	NEW CONSTR	204,484	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1999/1678	8/27/2015	WD	Q	I	01	168,000
GRANTOR: BUNCH INGALISA LATREL						
GRANTEE: HOOKE DONNA ANN & D						
1997/0359	8/12/2015	QC	U	I	11	100
GRANTOR: WILLIAMS IAN W JR						
GRANTEE: BUNCH INGALISA LATR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2013] W11 BAS=[YR=2013] W29 S36 FGR=[YR=2013] S23 E20 FOP=[YR=2013] S2 E20 N7 W20 S5 $ N21 W15 N2 W5 $ E5 S2 E15 S15 E20 N42 W11 N11 $ S11 E11 N11 $.

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	640.00	SF	5.20	5.20	100	2013	2013	3	95	3,162	
2	0476	VF 6 SBPL	0	100	0	0	30.00	LF	32.00	32.00	100	2013	2013	3	87	835	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	87	261	
4	0479	VF PICKET	0	100	0	0	55.00	LF	10.00	10.00	100	2013	2013	3	87	479	

LAND DESCRIPTION

TOTAL OB/XF 4,737

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