

LOT 382
IN OR 1864/532
HERON ISLES #2 PB 7/218

FULMER JEFFREY R & KELLY S
96380 COMMODORE POINT DR
YULEE, FL 32097

2023

37-3N-28-0740-0382-0000



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	14	CARPET 70
Interior Floo	08	SHT VINYL 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
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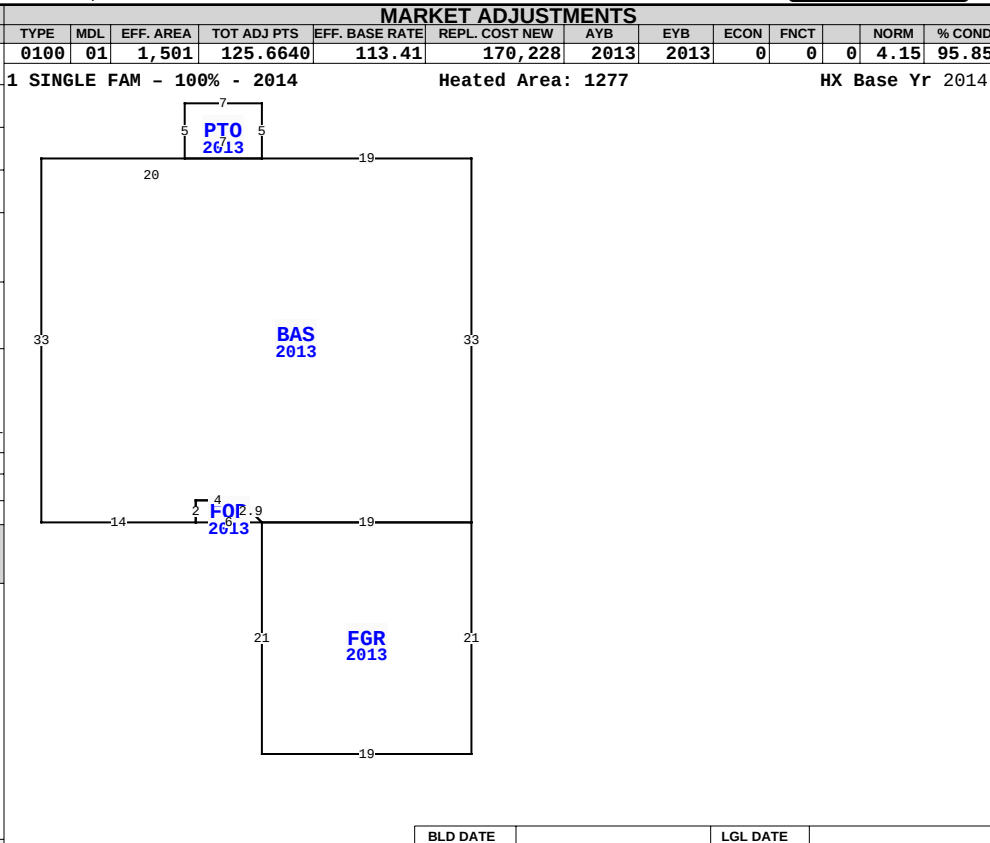
NEIGHBORHOOD/LOC	4038.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,277	100	1,277	138,815
FGR	399	55	219	23,806
FOP	10	30	3	326
PTO	35	5	2	218

TOTALS	1,721		1,501	163,164
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	608.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	30.00	LF	32.00
3	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	1.00



96380 COMMODORE POINT DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		163,164	
TOTAL MARKET OB/XF VALUE		4,100	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		222,264	
SOH/AGL Deduction		104,498	
ASSESSED VALUE		117,766	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		67,766	
TOTAL JUST VALUE		222,264	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		193,440	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226652	CO ISSUED	0	05/01/2013
M1317900	H/AC	0	01/01/2013
P1216276	NEW CONSTR	0	12/01/2012
B1226652	NEW CONSTR	148,195	11/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1864/0532	6/21/2013	WD	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: FULMER JEFFREY ROBE					
1825/1491	11/16/2012	WD	U	V	30
GRANTOR: HERON ISLES JOINT VEN					
GRANTEE: D R HORTON INC-JACK					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W19 PTO=[YR=2013] N5 W7 S5 E7 \$ W20 S33 E14									
FOP=[YR=2013] E6 FGR=[YR=2013] S21 E19 N21 W19 \$ U2 L2 W4									
S2 \$ N2 E4 D2 R2 E19 N33 \$.									