LOT 384
IN OR 1790/742
HERON ISLES #2 PB 7/218

PATTERSON KATHERINE A
96394 COMMODORE POINT DR
YULEE, FL 32097

2023

37-3N-28-0740-0384-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

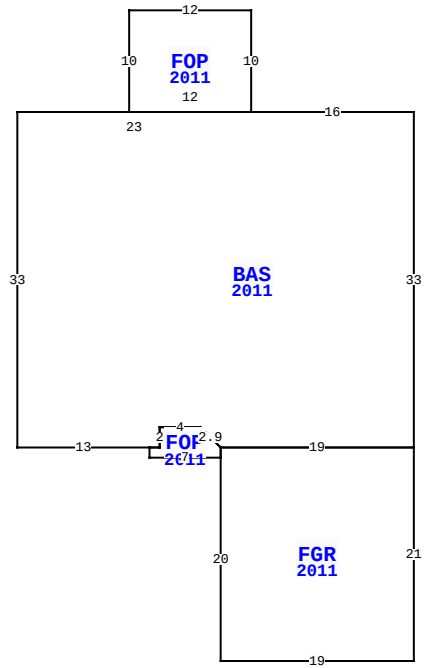
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	1,277	100	1,277	148,221
FGR	399	55	219	25,419
FOP	17	30	5	580
FOP	120	30	36	4,179
TOTALS	1,813		1,537	178,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,537	135.8742	122.63	188,482	2011	2011	0	0	0	5.35	94.65

1 SINGLE FAM – 100% - 2013 Heated Area: 1277 HX Base Yr 2013



96394 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		178,398
TOTAL MARKET OB/XF VALUE		3,400
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		236,798
SOH/AGL Deduction		116,032
ASSESSED VALUE		120,766
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,766
TOTAL JUST VALUE		236,798
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24735	CO ISSUED	0	09/20/2011
M16308	H/AC	0	06/01/2011
P14806	NEW CONSTR	0	06/01/2011
B24735	NEW CONSTR	144,534	05/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1790/0742	4/19/2012	WD	Q	I	01	129,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: PATTERSON KATHERINE						
1738/1341	5/09/2011	WD	U	V	30	93,300
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: D R HORTON INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W16 FOP=[YR=2011] N10 W12 S10 E12 $ W23 S33 E13 FOP=[YR=2011] S1 E7 FGR=[YR=2011] S20 E19 N21 W19 S1 $ N1 U2 L2 W4 S2 W1 $ E1 N2 E4 D2 R2 E19 N33 $.

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	703.00	SF	5.20	5.20	100	2011	2011	3	93	3,400	

LAND DESCRIPTION

TOTAL OB/XF 3,400

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