

LOT 386
ESMT PT OR 1752/857
HERON ISLES #2 PB 7/218

HILL SHARON D/HILL ASHLEY MICHELE
96402 COMMODORE POINT DR
YULEE, FL 32097

2023

37-3N-28-0740-0386-0000



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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	1,836	100	1,836	193,577
FGR	406	55	223	23,511
FOP	24	30	7	738
FOP	120	30	36	3,796

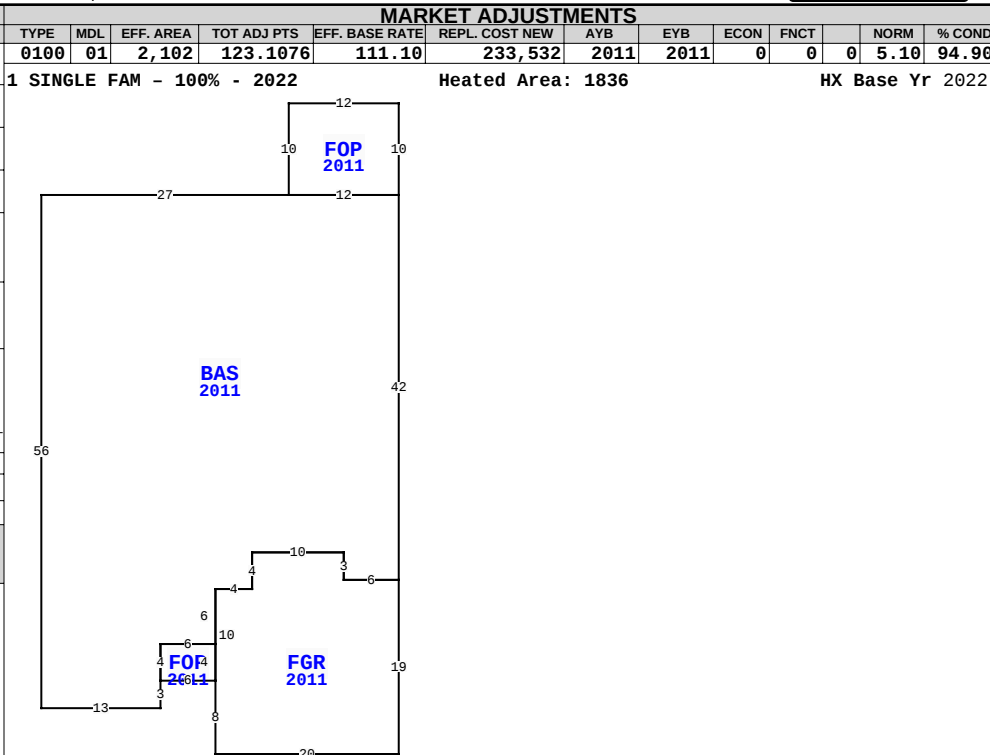
TOTALS	2,386		2,102	221,622
--------	-------	--	-------	---------

EXTRA FEATURES

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	644.00	SF	5.20	5.20	100	2011	2011	3	93	3,114	
2	0825	BRICK	0	100	0	0	313.00	SF	9.38	9.38	100	2012	2012	3	98	2,876	
3	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2012	2012	3	85	3,590	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2012	2012	3	85	510	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							



96402 COMMODORE POINT DR, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,102	123.1076	111.10	233,532	2011	2011	0	0	5.10	94.90

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		221,622
TOTAL MARKET OB/XF VALUE		10,090
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		286,712
SOH/AGL Deduction		33,827
ASSESSED VALUE		252,885
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		202,885
TOTAL JUST VALUE		286,712
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1124983	CO ISSUED	0	11/21/2011
E23768	NEW CONSTR	0	09/01/2011
B24983	NEW CONSTR	201,574	08/01/2011
P14912	NEW CONSTR	0	08/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2506/0268	10/15/2021	WD	Q	I	01
					SALE PRICE
					355,000

GRANTOR: MCCLENDON ROBERT A &
GRANTEE: HILL SHARON D & ASH
1943/0259 9/17/2014 QC U I 11 100
GRANTOR: DRH ENERGY INC
GRANTEE: MCCLENDON ROBERT A

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2011] W12 S10 BAS=[YR=2011] W27 S56 E13 N3
FOP=[YR=2011] E6 FGR=[YR=2011] S8 E20 N19 W6 N3 W10 S4 W4
S10\$ N4 W6 S4 \$ N4 E6 N6 E4 N4 E10 S3 E6 N42 W12 \$ E12 N10 \$.