LOT 174
IN OR 1368/789
HERON ISLES PHASE #1 PB 7/40

PLOUFFE ROGER W & LISA M
96671 COMMODORE POINT DRIVE
YULEE, FL 32097

2024

37-3N-28-0740-0174-0000

BUILDING CHARACTERISTICS

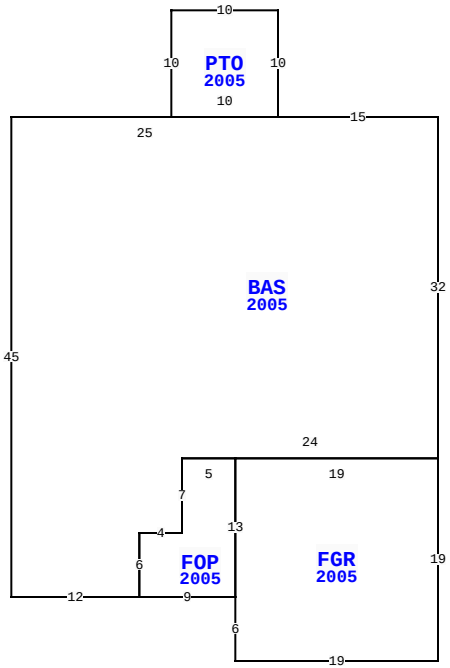
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,464	100	1,464	152,168
FGR	361	55	199	20,684
FOP	89	30	27	2,806
PTO	100	5	5	520
TOTALS	2,014		1,695	176,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,695	120.2300	114.22	193,603	2005	2005	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2006 Heated Area: 1464 HX Base Yr 2006



96671 COMMODORE POINT DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		176,179
TOTAL MARKET OB/XF VALUE		2,321
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		233,500
SOH/AGL Deduction		115,100
ASSESSED VALUE		118,400
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		68,400
TOTAL JUST VALUE		233,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15742	ELEC OTHER	0	09/01/2005
M10293	MECH OTHER	0	09/01/2005
P09823	OTHER	0	08/01/2005
R07378	REPAIR/RRF	3,000	03/01/2005
B14844	NEW CONSTR	106,480	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/0789	11/21/2005	WD	Q	I		169,900
GRANTOR: MICHAELS BRITTANY D &						
GRANTEE: PLOUFFE ROGER W & L						
1364/0518	11/03/2005	WD	Q	I		130,700
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: DARBY JACKIE S ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W15 PTO=[YR=2005] N10 W10 S10 E10$ W25 S45 E12 FOP=[YR=2005] E9 FGR=[YR=2005] S6 E19 N19 W19 S13$ N13 W5 S7 W4 S6$ N6 E4 N7 E24 N32$.

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	519.00	SF	5.20	5.20	100	2005	2005	3	86	2,321	

LAND DESCRIPTION

TOTAL OB/XF 2,321

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	000100	C	SFR	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS