LOT 185
HERON ISLES PHASE 1 REPLAT
PB 7/152

LLOYD COREY/LLOYD STEVEN
96587 COMMODORE POINT DR
YULEE, FL 32097

2024

37-3N-28-0740-0185-0000

BUILDING CHARACTERISTICS

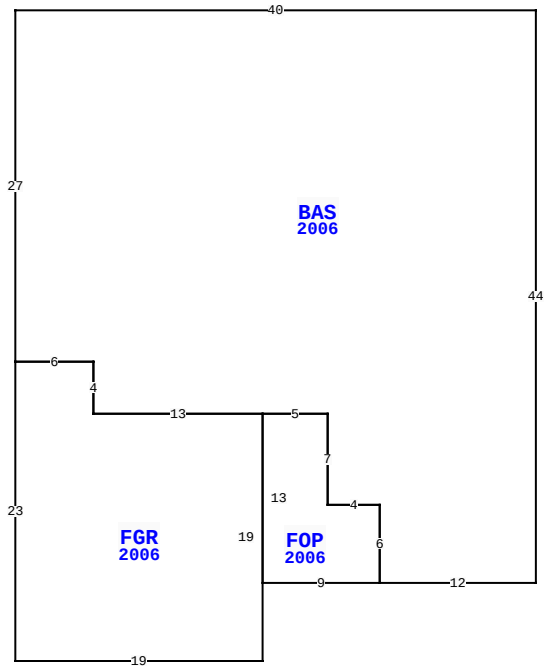
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,400	100	1,400	161,275
FGR	385	55	212	24,422
FOP	89	30	27	3,110
TOTALS	1,874		1,639	188,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,639	131.9472	125.35	205,449	2006	2006	0	0	0	8.10	91.90

1 SINGLE FAM – 100% - 2021 Heated Area: 1400 HX Base Yr 2021



96587 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		188,808
TOTAL MARKET OB/XF VALUE		4,948
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		248,756
SOH/AGL Deduction		70,250
ASSESSED VALUE		178,506
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,506
TOTAL JUST VALUE		248,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2005512	REPAIR/RRF	14,732	10/26/2020
M11771	MECH OTHER	0	07/01/2006
C0617933	CO ISSUED	129,690	06/01/2006
E0617560	ELEC OTHER	2,000	06/01/2006
B0617933	NEW CONSTR	129,690	06/01/2006
P0611227	OTHER	0	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2343/1786	2/28/2020	WD	Q	I	01	187,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: LLOYD COREY & STEVE						
2310/0449	10/03/2019	WD	Q	I	01	177,300
GRANTOR: CACHEIRO LISA						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N44 W40 S27 FGR=[YR=2006] S23 E19 N19 W13 N4 W6$E6 S4 E13 FOP=[YR=2006] S13 E9 N6 W4 N7 W5 $E5 S7 E4 S6 E12$.

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	0810	CONCRETE A	0	100	10	20	200.00	SF	6.50	6.50	100	2006	2006	3	87	1,131	
2	0810	CONCRETE A	0	100	41	15	615.00	SF	6.50	6.50	100	2006	2006	3	87	3,478	
3	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2006	2006	3	87	339	

LAND DESCRIPTION

TOTAL OB/XF 4,948

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		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