

LOT 187
IN OR 1956/227
HERON ISLES PHASE 1 REPLAT

MANNING KIRK
96579 COMMODORE POINT DR
YULEE, FL 32097

2024

37-3N-28-0740-0187-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 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	1,729	100	1,729	191,611
FGR	430	55	236	26,154
FOP	21	30	6	665
FSP	121	40	48	5,320
TOTALS	2,301		2,019	223,749

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0811	CONCRETE B	BLD CAP	0 100	L W	0 0	UNITS	610.00	UT	Adj R	5.20	ADJ UNIT PRICE	5.20	ORIG COND	100	YEAR ON	2014	YEAR ACTUAL	2014	Q	3	% COND	95	OB/XF MKT VALUE	3,013	NOTES
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LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,019	121.7062	115.62	233,437	2014	2014	0	0	0	4.15	95.85
1 SINGLE FAM - 100% - 2016												
Heated Area: 1729												
HX Base Yr 2016												

96579 COMMODORE POINT DR, YULEE

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			223,749
TOTAL MARKET OB/XF VALUE			3,013
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			281,762
SOH/AGL Deduction			115,221
ASSESSED VALUE			166,541
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			116,541
TOTAL JUST VALUE			281,762
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			271,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429228	CO ISSUED	0	12/19/2014
B1429228	NEW CONSTR	209,304	08/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1956/0227	12/31/2014	SW	Q	I	02	160,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MANNING KIRK						
1877/1569	9/03/2013	SW	Q	V	05	263,000
GRANTOR: BWC LAND LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES		
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BUILDING DIMENSIONS		
FSP=[YR=2017] W11 BAS=[YR=2014] W29 S36 FGR=[YR=2014] S23 E20 N1 FOP=[YR=2014] E7 N3 W7 S3 \$ N20 W15 N2 W5 \$ E5 S2 E15 S17 E20 N44 W11 N11 \$ S11 E11 N11 \$.		

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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00

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
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