

SCHUMAN SEAN O
96567 COMMODORE POINT DR
YULEE, FL 32097

37-3N-28-0740-0190-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 70

Exterior Wall16WD FR STUC 30

RooF Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 60

Interior Floo14CARPET 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4038.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,5061001,506177,695

FGR3905521425,250

FOP3730111,298

FOP12030364,248

TOTALS2,0531,767208,491

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,767129.5800123.10217,51820142014004.1595.85

1 SINGLE FAM - 100% - 2016Heated Area: 1506HX Base Yr 2016

12

10

12

15

36

53

18

20

12

5

9

18

4

9

3

10

3

4

6

FOP
2014

BAS
2014

FGR
2014

FOP
2014

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

208,4914,17455,000267,665110,129157,53650,000107,536267,6650258,282

HX HB

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / RSNCDSALE PRICE

1933/03957/31/2014WDQI02155,600

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:SCHUMAN SEAN O

1877/15699/03/2013SWQV05263,000

GRANTOR:BWC LAND LLC

GRANTEE:D R HORTON INC-JACK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W21 FOP=[YR=2014] N10 W12 S10 E12 \$ W15 S36
FGR=[YR=2014] S18 E20 FOP=[YR=2014] E5 N1 W1 N8 W4 S9 \$ N18
W4 N3 W10 S3 W6 \$ E6 N3 E10 S3 E4 S9 E4 S8 E12 N53 \$.

EXTRA FEATURES

96567 COMMODORE POINT DR, YULEE

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A01000676.00SF6.506.50100201420143954,174

LAND DESCRIPTION

TOTAL OB/XF4,174

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNITYPEDTDPHT FACT% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000

PRINTED 08/06/2024 BY SYS