LOT 192
HERON ISLES PHASE 1 REPLAT
PB 7/152

HENDERSON RUDOLPH A SR
96559 COMMODORE POINT DR
YULEE, FL 32097

2024

37-3N-28-0740-0192-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
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

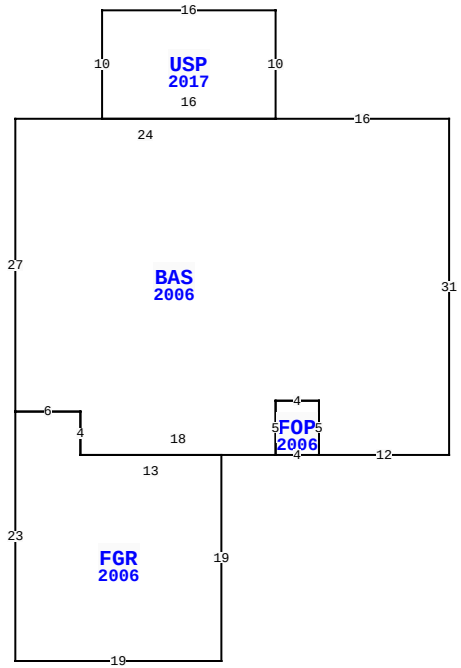
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1,196	142,051
FGR	385	55	212	25,180
FOP	20	30	6	713
USP	160	30	48	5,701
TOTALS	1,761		1,462	173,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,462	133.0692	126.42	184,826	2006	2010	0	0	0	6.05	93.95

1 SINGLE FAM – 100% - 2020 Heated Area: 1196 HX Base Yr



96559 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		173,644
TOTAL MARKET OB/XF VALUE		8,013
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		236,657
SOH/AGL Deduction		857
ASSESSED VALUE		235,800
TOTAL EXEMPTION VALUE	13	235,800
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		236,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2100328	REPAIR/RRF	8,896	01/14/2021
M11907	MECH OTHER	0	08/01/2006
C18141	CO ISSUED	112,992	07/01/2006
E17652	ELEC OTHER	2,000	07/01/2006
P11378	OTHER	0	07/01/2006
R09504	REPAIR/RRF	3,000	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2316/1396	11/04/2019	WD	Q	I	01	196,000
GRANTOR: SEVCECH RICHARD L & J						
GRANTEE: HENDERSON RUDOLPH A						
2041/0835	4/19/2016	WD	Q	I	01	133,500
GRANTOR: ORLANDO GARY M JR & G						
GRANTEE: SEVCECH RICHARD L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N31 W16 USP=[YR=2017] N10 W16 S10 E16$ W24 S27 FGR=[YR=2006] S23 E19 N19 W13 N4 W6$E6 S4 E18 FOP=[YR=2006] E4 N5 W4 S5$N5 E4 S5 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0810	CONCRETE A	0	100	10	15	150.00	SF	6.50	6.50	100	2006	2006	3	87	848	
3	0810	CONCRETE A	0	100	38	16	608.00	SF	6.50	6.50	100	2006	2006	3	87	3,438	
4	0810	CONCRETE A	0	100	34	3	102.00	SF	6.50	6.50	100	2006	2006	3	87	577	

LAND DESCRIPTION

TOTAL OB/XF 8,013

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