LOT 194
HERON ISLES PHASE 1 REPLAT
PB 7/152

HOLLINGSWORTH RICHARD W & JOANN E
96551 COMMODORE POINT DR
YULEE, FL 32097

2024

37-3N-28-0740-0194-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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

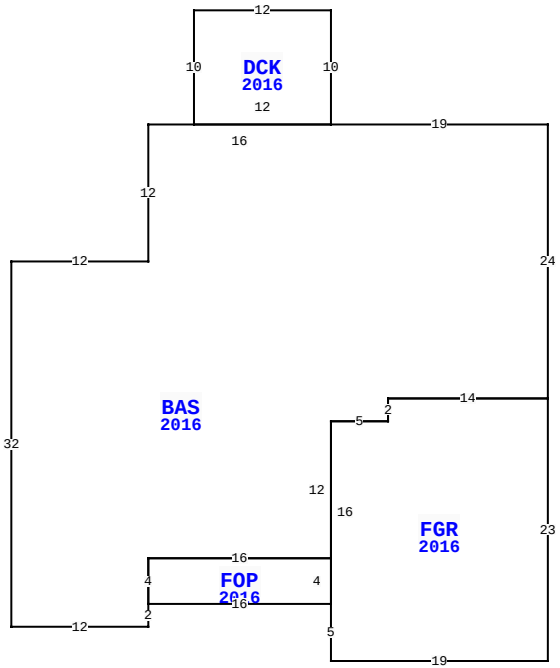
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100	1,458	167,887
DCK	120	10	12	1,382
FGR	427	55	235	27,060
FOP	64	30	19	2,187
TOTALS	2,069		1,724	198,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,724	124.9600	118.71	204,656	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1458 HX Base Yr 2021



96551 COMMODORE POINT DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		198,516
TOTAL MARKET OB/XF VALUE		3,048
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		256,564
SOH/AGL Deduction		72,120
ASSESSED VALUE		184,444
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		134,444
TOTAL JUST VALUE		256,564
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531087	CO ISSUED	0	07/20/2016
B1531087	NEW CONSTR	188,873	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2372/0459	6/29/2020	WD	Q	I	02	217,000
GRANTOR: HAFERTEPE MICHAEL J &						
GRANTEE: HOLLINGSWORTH RICHA						
2060/1809	7/21/2016	WD	Q	I	01	159,900
GRANTOR: SOUTHERN LIFESTYLE HO						
GRANTEE: HAFERTEPE MICHAEL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W19 DCK=[YR=2016] N10 W12 S10 E12$ W16 S12 W12 S32 E12 N2 FOP=[YR=2016] E16 FGR=[YR=2016] S5 E19 N23 W14 S2 W5 S16$ N4 W16 S4$ N4 E16 N12 E5 N2 E14 N24$.

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	22	3	66.00	SF	6.50	6.50	100	2016	2016	3	96	412	
2	0811	CONCRETE B	0	100	0	0	528.00	SF	5.20	5.20	100	2016	2016	3	96	2,636	

LAND DESCRIPTION

TOTAL OB/XF 3,048

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