LOT 197
IN OR 2060/1732
HERON ISLES PHASE 1 REPLAT

BALASUBRAMANIAM RAMESHWARA G
23816 MULLHOLLAND HIGHWAY
CALABASAS, CA 91302

2024

37-3N-28-0740-0197-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

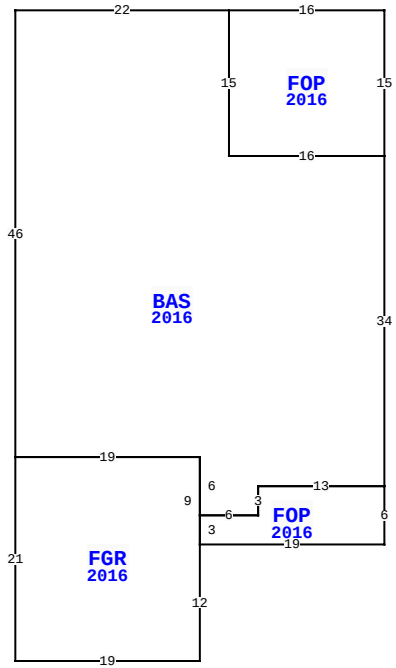
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,583	100	1,583	177,060
FGR	399	55	219	24,495
FOP	96	30	29	3,244
FOP	240	30	72	8,053
TOTALS	2,318		1,903	212,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,903	121.3828	115.31	219,435	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 0 Heated Area: 1583 HX Base Yr



96525 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	212,852
TOTAL MARKET OB/XF VALUE	3,371
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	271,223
SOH/AGL Deduction	34,106
ASSESSED VALUE	237,117
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,117
TOTAL JUST VALUE	271,223
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531375	CO ISSUED	0	07/14/2016
B1531375	NEW CONSTR	0	11/04/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2060/1732	7/14/2016	WD	Q	I	01	164,900
GRANTOR: SOUTHERN LIFESTYLE HO						
GRANTEE: BALASUBRAMANIAM RAM						
1976/0262	4/23/2015	SW	U	V	30	57,000
GRANTOR: BWC LAND LLC						
GRANTEE: SOUTHERN LIFESTYLE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W16 BAS=[YR=2016] W22 S46 FGR=[YR=2016] S21 E19 N12 FOP=[YR=2016] E19 N6 W13 S3 W6 S3$ N9 W19$ E19 S6 E6 N3 E13 N34 W16 N15$ S15 E16 N15$.

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	0	19	3	57.00	SF	6.50	6.50	100	2016	2016	3	96	356	
2	0811	CONCRETE B	0	0	0	0	604.00	SF	5.20	5.20	100	2016	2016	3	96	3,015	

LAND DESCRIPTION

TOTAL OB/XF 3,371

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	0		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