

GUERRA MAGALY
1198 SORIA AVE
ORLANDO, FL 32807

37-3N-28-0740-0199-0000

BUILDING CHARACTERISTICS

ELEMENTCD

05
AVERAGE 70

16
WD FR STUC 30

03
GABLE/HIP 100

03
COMP SHNGL 100

05
DRYWALL 100

14
CARPET 60

11
CLAY TILE 40

03
CENTRAL 100

04
AIR DUCTED 100

3 100

2 100

02 WOOD FRAME 100

1. 1 100

0 100

00 NONE 100

05 Quality Level 05

0100 SINGLE FAMILY

MKT AREA04

NEIGHBORHOOD/LOC4038.00

TOTALS1,9531,671190,965

CONSTRUCTION

PTO2014

FGR2014

FOP2014

BAS2014

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

0100011,671125.5100

EFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

119.23199,23320142014004.1595.85

Heated Area: 1437HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE190,965

TOTAL MARKET OB/XF VALUE3,507

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE249,472

SOH/AGL Deduction30,892

ASSESSED VALUE218,580

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE218,580

TOTAL JUST VALUE249,472

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE240,872

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / V / IRSN CD SALE PRICE

2726/9597/17/2024SWQI01280,000

GRANTOR: WGH FLORIDA LLC

GRANTEE: GUERRA MAGALY

1892/008911/20/2013WDQV0120,000

GRANTOR: HERON ISLES JOINT VEN

GRANTEE: WGH FLORIDA LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W18 PTO=[YR=2014] N8 W10 S8 E10 \$ W22 S27 FGR=[YR=2014] S20 E19 N7 FOP=[YR=2014] E7 N1 W2 N7 W5 S8 \$ N9 W3 N3 W1 N4 W9 S3 W6 \$ E6 N3 E9 S4 E1 S3 E3 S1 E5 S7 E2 S11 E14 N50 \$.

LAND DESCRIPTION

L NUSE CODECLS

0000100CSFR

R DLOC ZONEFRONTDEPTHTOT LND UTSLTUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETHANOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

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EXTRA FEATURES

96515 COMMODORE POINT DR, YULEE

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

ADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOBXF MKT VALUENOTES

5.20100201420143953,507

LAND DESCRIPTION

L NUSE CODECLS

0000100CSFR

R DLOC ZONEFRONTDEPTHTOT LND UTSLTUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETHANOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

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REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/06/2024 BY SYS