LOT 203
IN OR 1936/1012
HERON ISLES PHASE 1 REPLAT

WGH FLORIDA LLC
103 FOULK RD STE 900
WILMINGTON, DE 19803

2024

37-3N-28-0740-0203-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

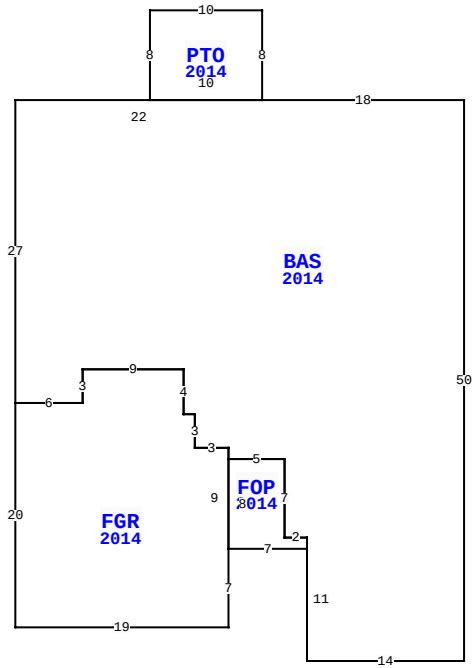
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,437	100	1,437	162,364
FGR	394	55	217	24,518
FOP	42	30	13	1,468
PTO	80	5	4	452
TOTALS	1,953		1,671	188,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,671	124.0800	117.88	196,977	2014	2014	0	0	0	4.15	95.85

1 SINGLE FAM – 0% - 0 Heated Area: 1437 HX Base Yr



96495 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	188,802
TOTAL MARKET OB/XF VALUE	3,384
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	247,186
SOH/AGL Deduction	30,542
ASSESSED VALUE	216,644
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,644
TOTAL JUST VALUE	247,186
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429343	CO ISSUED	0	12/17/2014
B1429343	NEW CONSTR	177,635	09/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1936/1012	8/15/2014	WD	U	V	31	20,000

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$.

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	0811	CONCRETE B	0	0	0	0	685.00	SF	5.20	5.20	100	2014	2014	3	95	3,384	

TOTAL OB/XF 3,384

LAND DESCRIPTION

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