LOT 248
HERON ISLES PHASE 1 REPLAT
PB 7/152

LOGSDON JOSHUA K/LOGSDON JAMES R & JANICE K
96554 COMMODORE POINT DR
YULEE, FL 32097

2024

37-3N-28-0740-0248-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

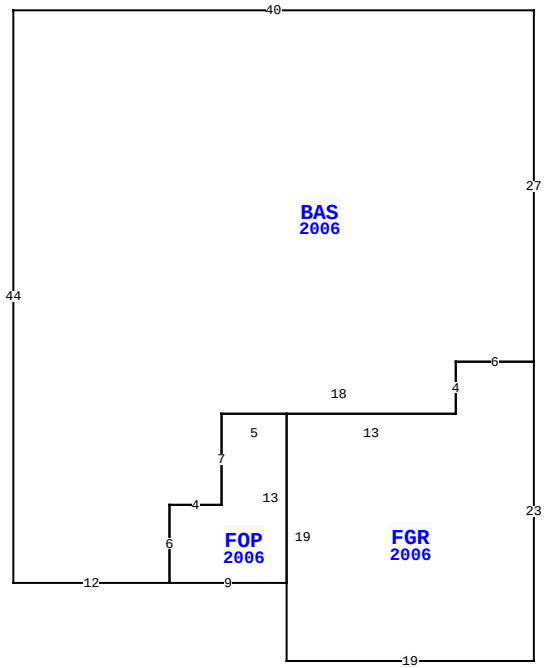
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	1,400	100	1,400	155,326
FGR	385	55	212	23,521
FOP	89	30	27	2,996
TOTALS	1,874		1,639	181,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,639	127.0104	120.66	197,762	2006	2006	0	0	0	8.05	91.95

1 SINGLE FAM – 100% - 2020 Heated Area: 1400 HX Base Yr 2020



96554 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		181,842
TOTAL MARKET OB/XF VALUE		7,250
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		244,092
SOH/AGL Deduction		74,608
ASSESSED VALUE		169,484
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		119,484
TOTAL JUST VALUE		244,092
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17835	ELEC OTHER	2,000	08/01/2006
M11908	MECH OTHER	0	08/01/2006
C18144	CO ISSUED	129,690	07/01/2006
P11379	OTHER	0	07/01/2006
R09506	REPAIR/RRF	3,000	07/01/2006
B18144	NEW CONSTR	129,690	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2290/1984	7/16/2019	WD	Q	I	02	188,000
GRANTOR: SENOL MARTINA N/K/A M						
GRANTEE: LOGSDON JAMES R & J						
2007/0856	9/29/2015	SW	U	I	12	119,000
GRANTOR: ALLY BANK						
GRANTEE: SENOL MARTINA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N23 BAS=[YR=2006] N27 W40 S44 E12 FOP=[YR=2006] E9 N13 W5 S7 W4 S6$N6 E4 N7 E18 N4 E6$W6S4 W13 S19 E19$.

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	10	10	100.00	SF	6.50	6.50	100	2006	2006	3	87	566	
2	0810	CONCRETE A	0	100	40	15	600.00	SF	6.50	6.50	100	2006	2006	3	87	3,393	
3	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2006	2006	3	87	339	
4	1242	WD DECK A	0	100	30	12	360.00	SF	10.00	10.00	100	2018	2018	3	82	2,952	

LAND DESCRIPTION

TOTAL OB/XF 7,250

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	000134	C	SFR POND	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