

LOT 268
IN OR 1749/328
HERON ISLES PHASE #1 PB 7/40

REISNER JENIFER
96634 COMMODORE POINT DRIVE
YULEE, FL 32097

2024

37-3N-28-0740-0268-0000



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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	

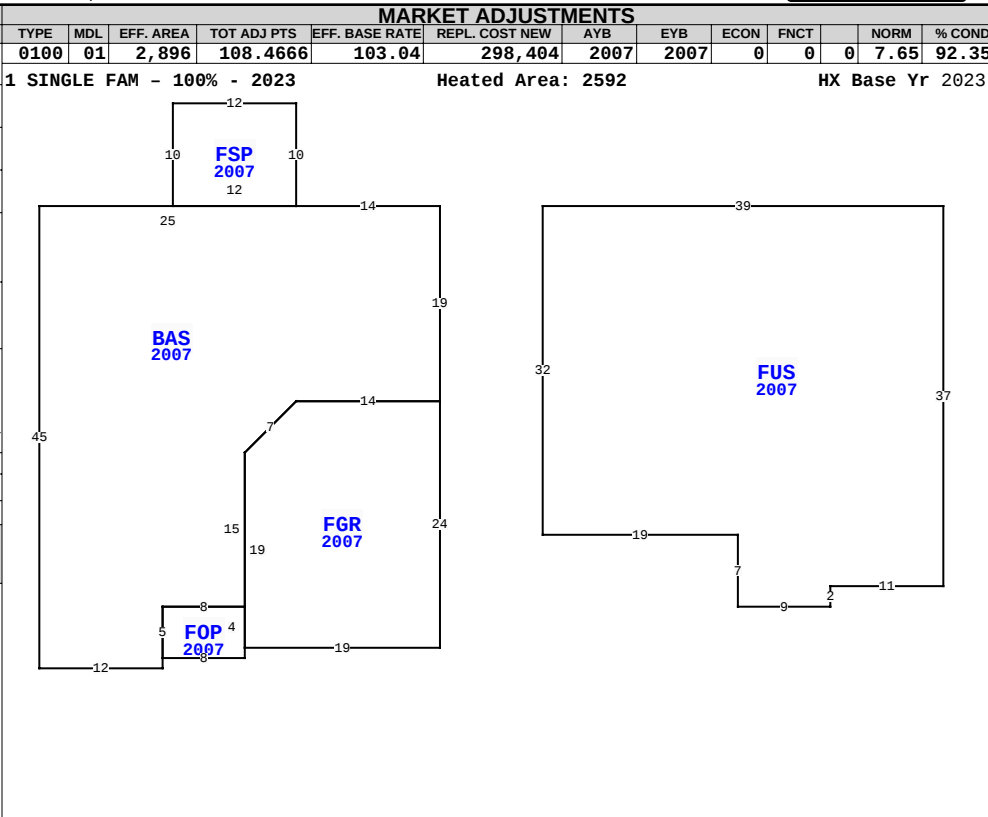
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,226	100	1,226	116,663
FGR	444	55	244	23,219
FOP	40	30	12	1,141
FSP	120	40	48	4,568
FUS	1,366	100	1,366	129,985

TOTALS	3,196		2,896	275,576
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	46	16	736.00	SF	6.50	
2	0810	CONCRETE A	0 100	10	3	30.00	SF	6.50	
3	0479	VF PICKET	0 100	0	0	122.00	LF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA



96634 COMMODORE POINT DR, YULEE

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

TOTAL OB/XF									
5,260									

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
275,576									
TOTAL MARKET OB/XF VALUE									
5,260									
TOTAL LAND VALUE - MARKET									
55,000									
TOTAL MARKET VALUE									
335,836									
SOH/AGL Deduction									
2,574									
ASSESSED VALUE									
333,262									
TOTAL EXEMPTION VALUE									
HX HB 50,000									
BASE TAXABLE VALUE									
283,262									
TOTAL JUST VALUE									
335,836									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
323,555									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19430	NEW CONSTR	2,200	06/01/2007
M13015	H/AC	0	06/01/2007
C19883	CO ISSUED	0	05/01/2007
B19883	NEW CONSTR	231,915	05/01/2007
R10347	REPAIR/RRF	1,500	05/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1749/0328	6/28/2011	WD	U	I	11	100	
GRANTOR: MCKINNON JOHN M & CAT							
GRANTEE: REISNER JENIFER							
1745/0453	6/28/2011	WD	Q	I	01	178,400	
GRANTOR: MCKINNON JOHN M & CAT							
GRANTEE: REISNER JENIFER							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W14 FSP=[YR=2007] N10W12S10 E12SW25 S45E12N1									
FOP=[YR=2007] E8N1 FGR=[YR=2007] E19N24W14 D5 L5 S19\$N4									
W8S5\$N5E8N15 U5 R5 E14N19\$ PTR=E10 FUS=[YR=2007] S32E19S7									
E9N2 E11N37W39\$ W10\$.									