

LOT 278
IN OR 1463/1707
HERON ISLES PHASE #1 PB 7/40

NEWSOME STUART B & LISA L
96680 COMMODORE POINT DRIVE
YULEE, FL 32097

2024

37-3N-28-0740-0278-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 80
Exterior Wall	20 FACE BRICK 20
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	2 100
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	1,879	100	1,879	185,643
FGR	462	55	254	25,095
FOP	42	30	13	1,284
FOP	108	30	32	3,161
TOTALS	2,491		2,178	215,184

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	744.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	30.00	LF	32.00

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,178	114.9148	109.17	237,772	2005	2005	0	0	9.50	90.50
1 SINGLE FAM - 100% - 2007 Heated Area: 1879 HX Base Yr 2007											
96680 COMMODORE POINT DR, YULEE											

TOTAL OB/XF											
4,162											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		215,184	
TOTAL MARKET OB/XF VALUE		4,162	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		274,346	
SOH/AGL Deduction		131,337	
ASSESSED VALUE		143,009	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		93,009	
TOTAL JUST VALUE		274,346	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		264,884	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509691	H/AC	0	05/01/2005
P09312	OTHER	0	04/01/2005
E14499	ELEC OTHER	0	03/01/2005
B14597	NEW CONSTR	140,549	02/01/2005
R07251	REPAIR/RRF	5,000	02/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1463/1707	12/06/2006	WD	Q	I		195,700	
GRANTOR: WATSON TINA M & JOSEP							
GRANTEE: NEWSOME STUART B &							
1337/0622	7/29/2005	WD	Q	I		158,200	
GRANTOR: YOUNG AMERICAN HOMES							
GRANTEE: WATSON TINA M & JOS							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W14FOP=[YR=2005] W14S5 D3 R3 E11N8\$S8W11 L3 U3 N5W12S64E12 N10FOP=[YR=2005] E7N6W7S6\$N6E7 FGR=[YR=2005] S16E21N20W14N6W7S10\$ N10E7S6E14N44\$.									