

LOT 281
IN OR 1412/165
HERON ISLES PHASE #1 PB 7/40

HEPLER KIMBERLY D & GUY MITCHELL
96692 COMMODORE POINT DR
YULEE, FL 32097

2024

37-3N-28-0740-0281-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	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	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
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	1,819	100	1,819	183,166
FGR	440	55	242	24,368
FOP	91	30	27	2,719
FOP	148	30	44	4,431
FUS	182	100	182	18,327

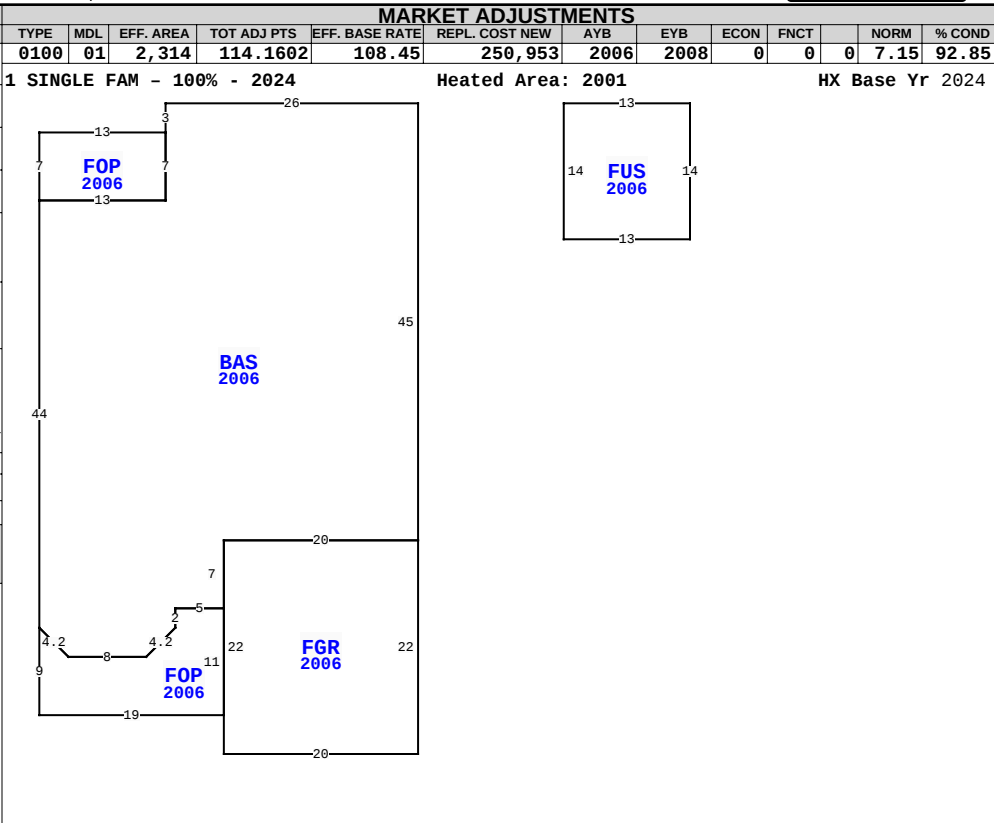
TOTALS	2,680	2,314	233,010
--------	-------	-------	---------

EXTRA FEATURES	
----------------	--

L N	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	40	16	640.00	SF	6.50	6.50	100	2006	2006	3	87	3,619	
2	0810	CONCRETE A	0 100	13	3	39.00	SF	6.50	6.50	100	2006	2006	3	87	221	
3	0861	POOL GUNIT	0 100	23	13	299.00	SF	85.00	85.00	100	2007	2007	3	48	12,199	
4	0855	CONC PAVER	0 100	0	0	470.00	SF	10.00	10.00	100	2007	2007	3	88	4,136	
5	0462	ST/AL FNC	0 100	65	5	325.00	SF	10.00	10.00	100	2007	2007	3	48	1,560	
6	0476	VF 6 SBPL	0 100	0	0	15.00	LF	32.00	32.00	100	2007	2007	3	72	346	
7	0476	VF 6 SBPL	0 100	0	0	132.00	LF	16.00	16.00	100	2007	2007	3	72	1,521	

LAND DESCRIPTION	
------------------	--

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							



96692 COMMODORE POINT DR, YULEE

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			233,010
TOTAL MARKET OB/XF VALUE			23,602
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			311,612
SOH/AGL Deduction			0
ASSESSED VALUE			311,612
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			261,612
TOTAL JUST VALUE			311,612
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			302,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2006249	REPAIR/RRF	11,800	08/01/2020
B20006	SWIM POOL	25,000	06/01/2007
M11028	H/AC	0	02/01/2006
E16592	ELEC OTHER	1,950	01/01/2006
P10253	OTHER	0	10/01/2005
C15934	CO ISSUED	208,490	08/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2619/0988	2/15/2023	WD Q	I	01	
GRANTOR: HAMILTON CHRISTOPHER					
GRANTEE: HEPLER KIMBERLY DIA					
1412/0165	5/15/2006	WD Q	I		
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: HAMILTON CHRISTOPHE					

BUILDING NOTES	
----------------	--

BUILDING DIMENSIONS	
---------------------	--

FGR=[YR=2006] N22 BAS=[YR=2006] N45 W26 S3 FOP=[YR=2006] W13 S7 E13 N7S\$7 W13 S44 FOP=[YR=2006] S9 E19 N11 W5 S2 D3 L3 W8 U3 L3 \$ R3 D3 E8 U3 R3 N2 E5 N7 E20\$W20 S22 E20\$ PTR=N67E15 FUS=[YR=2006] E13 S14 W13 N14\$ S67W15\$.