LOT 283
HERON ISLES PHASE #1 PB 7/40

SHV HOMES 1 LLC
3495 PIEDMONT RD BLDG 11 #300
ATLANTA, GA 30305

2024

37-3N-28-0740-0283-0000

BUILDING CHARACTERISTICS

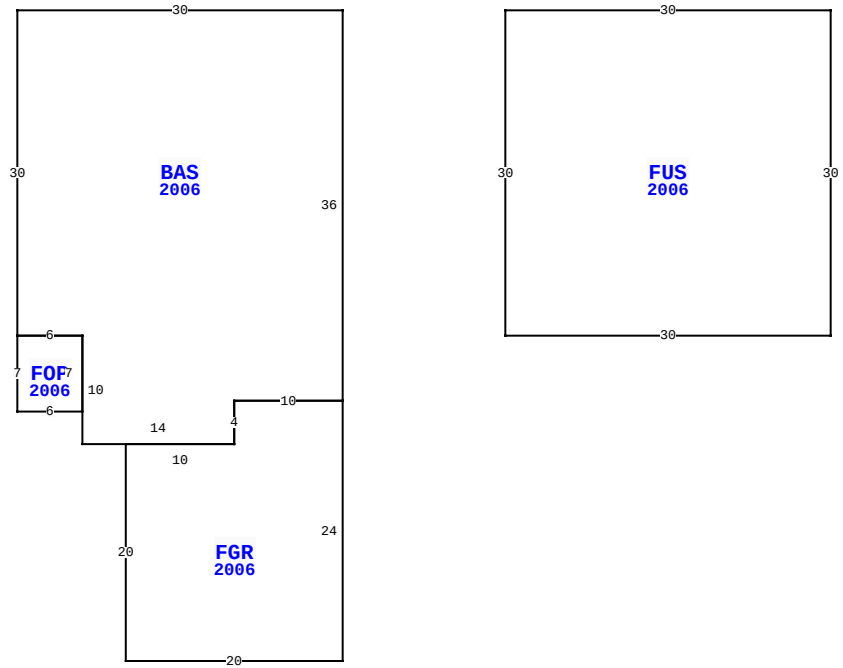
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,100	100	1,100	123,131
FGR	440	55	242	27,089
FOP	42	30	13	1,455
FUS	900	100	900	100,744
TOTALS	2,482		2,255	252,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,255	128.2820	121.87	274,817	2006	2006	0	0	0	8.15	91.85

1 SINGLE FAM – 0% - 2023 Heated Area: 2000 HX Base Yr



96702 COMMODORE POINT DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	252,419
TOTAL MARKET OB/XF VALUE	5,406
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	312,825
SOH/AGL Deduction	0
ASSESSED VALUE	312,825
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	312,825
TOTAL JUST VALUE	312,825
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16895	ELEC OTHER	1,500	03/01/2006
M11200	MECH OTHER	0	03/01/2006
P10503	OTHER	0	01/01/2006
C16746	CO ISSUED	214,490	12/01/2005
R08657	REPAIR/RRF	1,500	12/01/2005
B16746	NEW CONSTR	214,490	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/1651	10/07/2022	WD	Q	I	01	365,000
GRANTOR: MALBONE RYAN CHRISTOP						
GRANTEE: SHV HOMES 1 LLC						
2247/1384	12/13/2018	WD	Q	I	01	205,000
GRANTOR: CYR CHRISTOPHER						
GRANTEE: MALBONE RYAN CHRIST						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N24 BAS=[YR=2006] N36 W30 S30 FOP=[YR=2006] S7 E6 N7 W6$E6 S10 E14 N4 E10$W10 S4 W10 S20 E20$ PTR=N30E15 FUS=[YR=2006] N30 E30 S30 W30$ W15S30$.

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	0	40	16	640.00	SF	6.50	6.50	100	2006	2006	3	87	3,619	
2	0810	CONCRETE A	0	0	31	3	93.00	SF	6.50	6.50	100	2006	2006	3	87	526	
3	0810	CONCRETE A	0	0	9	13	117.00	SF	6.50	6.50	100	2006	2006	3	87	662	
4	0476	VF 6 SBPL	0	0	0	0	52.00	LF	16.00	16.00	100	2007	2007	3	72	599	

LAND DESCRIPTION

TOTAL OB/XF 5,406

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