LOT 284
IN OR 2204/217
HERON ISLES PHASE #1 PB 7/40

WOODS CHRISTOPHER R/MCDONALD NICOLE M
96712 COMMODORE POINT DR
YULEE, FL 32097

2024

37-3N-28-0740-0284-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

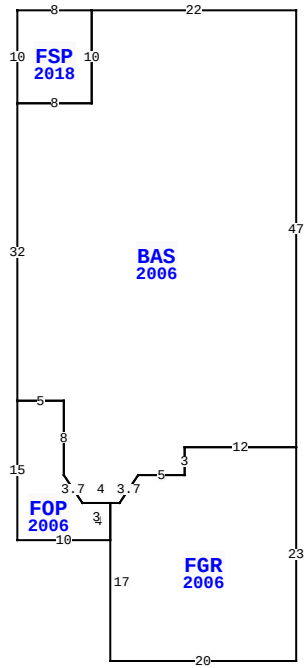
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,362	100	1,362	148,769
FGR	430	55	236	25,778
FOP	98	30	29	3,168
FSP	80	40	32	3,495
TOTALS	1,970		1,659	181,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,659	125.1800	118.92	197,288	2006	2006	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2023 Heated Area: 1362 HX Base Yr 2023



96712 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		181,209
TOTAL MARKET OB/XF VALUE		4,060
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		240,269
SOH/AGL Deduction		1,116
ASSESSED VALUE		239,153
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		189,153
TOTAL JUST VALUE		240,269
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16914	ELEC OTHER	1,900	03/01/2006
M11018	TANKS/BLRS	0	02/01/2006
C16917	CO ISSUED	177,965	01/01/2006
R08778	REPAIR/RRF	1,500	01/01/2006
B16917	NEW CONSTR	177,965	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2204/0217	6/14/2018	WD	Q	I	01	180,000
GRANTOR: KELLY JEFFREY B II &						
GRANTEE: WOODS CHRISTOPHER R						
1468/1851	1/02/2007	WD	U	I	21	175,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: KELLY JEFFREY B II						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N23 BAS=[YR=2006] N47 W22 FSP=[YR=2018] W8 S10 E8 N10$S10 W8 S32 FOP=[YR=2006] S15 E10 N4 W3 U3 L2 N8 W5$E5 S8 R2 D3 E4 U3 R2 E5 N3 E12$W12 S3 W5 L2 D3 W1 S17 E20$.

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	40	16	640.00	SF	6.50	6.50	100	2006	2006	3	87	3,619	
2	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	2006	2006	3	87	441	

LAND DESCRIPTION

TOTAL OB/XF 4,060

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	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