LOT 285
IN OR 2223/1932
HERON ISLES PHASE #1 PB 7/40

GORDON TINA GENINE
96718 COMMODORE POINT DRIVE
YULEE, FL 32097

2024

37-3N-28-0740-0285-0000

BUILDING CHARACTERISTICS

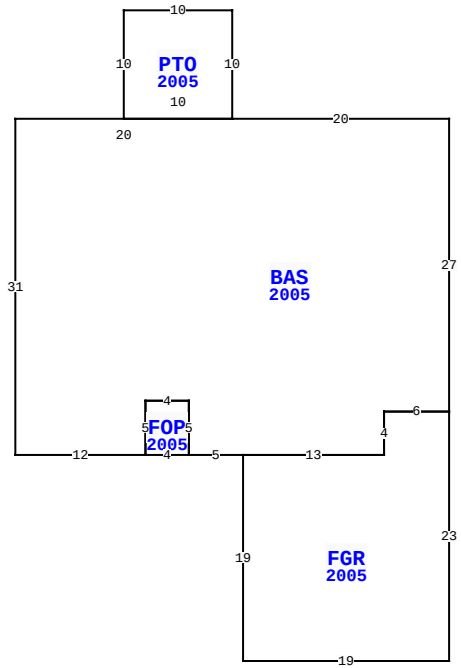
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,196	100	1,196	133,371
FGR	385	55	212	23,641
FOP	20	30	6	669
PTO	100	5	5	558
TOTALS	1,701		1,419	158,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,419	128.3568	121.94	173,033	2005	2005	0	0	0	8.55	91.45

1 SINGLE FAM – 0% - 0 Heated Area: 1196 HX Base Yr



96718 COMMODORE POINT DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	158,239
TOTAL MARKET OB/XF VALUE	4,131
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	217,370
SOH/AGL Deduction	26,523
ASSESSED VALUE	190,847
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,847
TOTAL JUST VALUE	217,370
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15468	ELEC OTHER	2,000	08/01/2005
M10080	MECH OTHER	0	08/01/2005
P0509641	NEW CONSTR	0	06/01/2005
R07523	REPAIR/RRF	3,000	04/01/2005
B15073	NEW CONSTR	93,534	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2223/1932	9/14/2018	WD	Q	I	01	158,000
GRANTOR: PODLACK HOLLY A						
GRANTEE: GORDON TINA GENINE						
2043/0127	4/28/2016	WD	Q	I	01	134,400
GRANTOR: HOBBS-HARDY REBECCA J						
GRANTEE: JANUS CHRISTINE A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W20PTO=[YR=2005] N10W10S10 E10$W20
S31E12FOP=[YR=2005] E4N5 W4 S5$N5E4S5E5FGR=[YR=2005]
S19E19N23W6 S4W13$E13N4E6N27$.

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	2005	2005	3	86	3,578	
2	0810	CONCRETE A	0	0	33	3	99.00	SF	6.50	6.50	100	2005	2005	3	86	553	

LAND DESCRIPTION

TOTAL OB/XF 4,131

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