LOT 287
PT OR 1580/1952
HERON ISLES PHASE #1 PB 7/40

LANDTROOP TRUST/LANDTROOP CHRISTINE L TRUSTEE
1617 SALADO TRL
WEATHERFORDE, TX 76067

2024

37-3N-28-0740-0287-0000

BUILDING CHARACTERISTICS

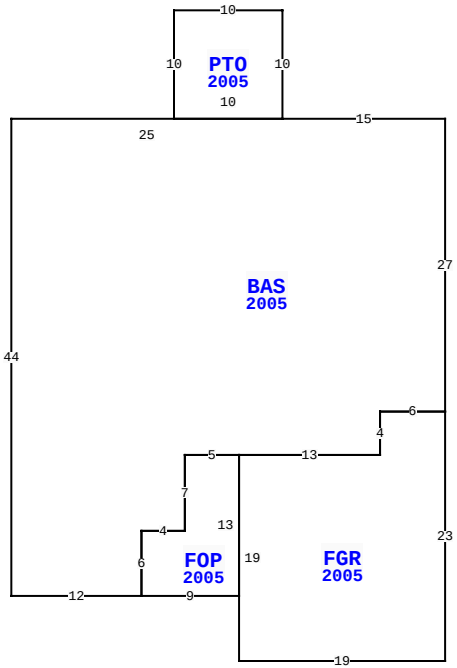
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,400	100	1,400	151,754
FGR	385	55	212	22,980
FOP	89	30	27	2,926
PTO	100	5	5	542
TOTALS	1,974		1,644	178,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,644	124.7664	118.53	194,863	2005	2005	0	0	0	8.55	91.45

1 SINGLE FAM – 0% - 0 Heated Area: 1400 HX Base Yr



96728 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	178,202
TOTAL MARKET OB/XF VALUE	3,913
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	237,115
SOH/AGL Deduction	29,337
ASSESSED VALUE	207,778
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	207,778
TOTAL JUST VALUE	237,115
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15563	ELEC OTHER	2,000	08/01/2005
M10143	MECH OTHER	0	08/01/2005
P09692	OTHER	0	07/01/2005
R07518	REPAIR/RRF	3,000	04/01/2005
B15068	NEW CONSTR	106,744	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/1952	8/12/2008	WD	U	I	01	100
GRANTOR: LANDTROOP DORMAN W &						
GRANTEE: LANDTROOP DORMAN W						
1386/0128	2/01/2006	WD	Q	I		179,000
GRANTOR: BARRY SCOTT F & LORRA						
GRANTEE: LANDTROOP DORMAN W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W15 PTO=[YR=2005] N10W10S10 E10$ W25 S44E12FOP=[YR=2005] E9N13W5 S7W4S6$N6E4N7E5FGR=[YR=2005] S19 E19 N23W6S4W13$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	20	3	60.00	SF	6.50	6.50	100	2005	2005	3	86	335	

LAND DESCRIPTION

TOTAL OB/XF 3,913

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