

LOT 288
IN OR 1423/406
HERON ISLES PHASE #1 PB 7/40

DRAWDY MICHAEL L JR
96732 COMMODORE POINT DRIVE
YULEE, FL 32097

2024

37-3N-28-0740-0288-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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		

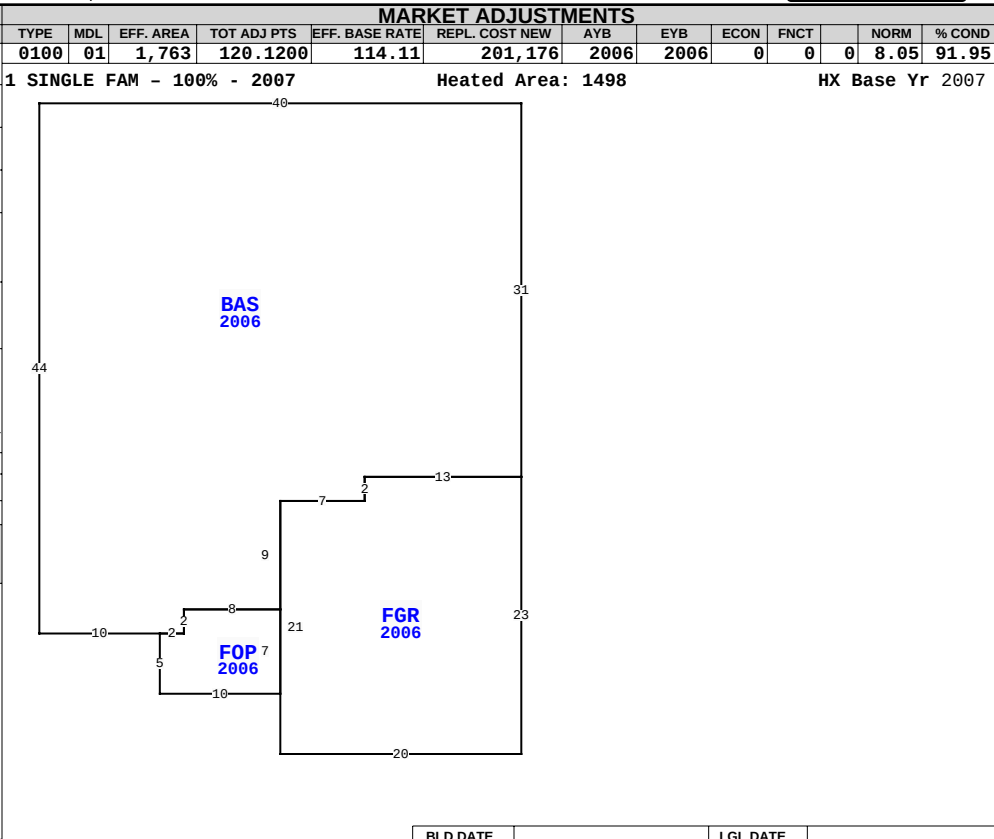
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,498	100	1,498	157,177
FGR	446	55	245	25,706
FOP	66	30	20	2,098
TOTALS	2,010		1,763	184,981

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	10	10	100.00	SF	6.50	6.50	100	2006	2006	3	87	566	
2	0810	CONCRETE A	0 100	40	16	640.00	SF	6.50	6.50	100	2006	2006	3	87	3,619	
3	0810	CONCRETE A	0 100	15	3	45.00	SF	6.50	6.50	100	2006	2006	3	87	254	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	05/12/2019	BY	KBA
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96732 COMMODORE POINT DR, YULEE

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

TOTAL OB/XF											4,439	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00		

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	184,981	
TOTAL MARKET OB/XF VALUE	4,439	
TOTAL LAND VALUE - MARKET	55,000	
TOTAL MARKET VALUE	244,420	
SOH/AGL Deduction	120,426	
ASSESSED VALUE	123,994	
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE	73,994	
TOTAL JUST VALUE	244,420	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	236,187	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10869	MECH OTHER	0	01/01/2006
E16503	ELEC OTHER	2,000	01/01/2006
P10276	OTHER	0	11/01/2005
R08072	REPAIR/RRF	3,000	08/01/2005
B15827	NEW CONSTR	115,106	08/01/2005

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
1423/0406	6/26/2006	WD Q I
GRANTOR: KERVIN WILLIAM P III		
GRANTEE: DRAWDY MICHAEL L JR		
1393/0559	3/02/2006	WD Q I
GRANTOR: YOUNG AMERICAN HOMES		
GRANTEE: KERVIN WILLIAM P II		

BUILDING NOTES		

BUILDING DIMENSIONS		
FGR=[YR=2006] N23BAS=[YR=2006] N31 W40 S44 E10 FOP=[YR=2006] S5 E10 N7 W8 S2 W2 \$E2 N2 E8 N9 E7 N2 E13\$W13 S2 W7 S21 E20\$.		