LOT 350
HERON ISLES #2 PB 7/218

SWICK TIMOTHY D & KARYN A L/E/
96469 COMMODORE POINT DR
YULEE, FL 32097

2024

37-3N-28-0740-0350-0000

BUILDING CHARACTERISTICS

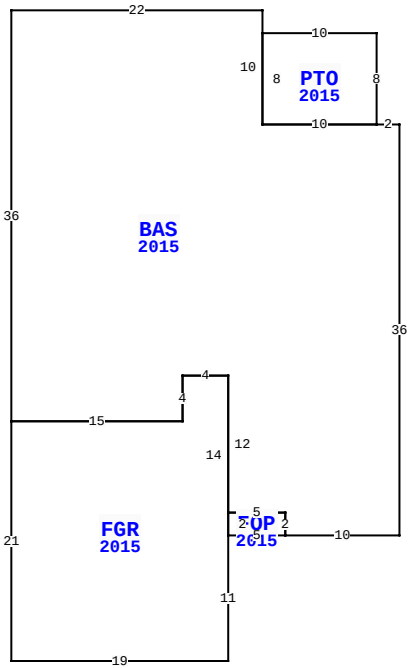
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,228	100	1,228	148,442
FGR	415	55	228	27,561
FOP	10	30	3	362
PTO	80	5	4	484
TOTALS	1,733		1,463	176,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,463	132.0594	125.46	183,548	2015	2015	0	0	0	3.65	96.35

1 SINGLE FAM – 100% - 2021 Heated Area: 1228 HX Base Yr 2021



96469 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		176,848
TOTAL MARKET OB/XF VALUE		8,522
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		240,370
SOH/AGL Deduction		67,827
ASSESSED VALUE		172,543
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		122,543
TOTAL JUST VALUE		240,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530643	CO ISSUED	0	11/05/2015
B1530643	NEW CONSTR	159,818	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2695/1396	2/23/2024	LE	U	I	11	100
GRANTOR: SWICK TIMOTHY D & KAR						
GRANTEE: SWICK BRAD ALLEN						
2358/0786	5/01/2020	WD	Q	I	02	198,000
GRANTOR: CRIBBS KRISTIN						
GRANTEE: SWICK TIMOTHY D & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W2 PTO=[YR=2015] N8 W10 S8 E10$ W10 N10 W22 S36 FGR=[YR=2015] S21 E19 N11 FOP=[YR=2015] E5 N2 W5 S2$ N14 W4 S4 W15$ E15 N4 E4 S12 E5 S2 E10 N36$.

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	19	3	57.00	SF	6.50	6.50	100	2015	2015	3	95	352	
2	0811	CONCRETE B	0	100	0	0	735.00	SF	5.20	5.20	100	2015	2015	3	95	3,631	
3	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2015	2015	3	89	4,272	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	89	267	

LAND DESCRIPTION

TOTAL OB/XF 8,522

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