

LOT 358  
IN OR 2252/1158  
HERON ISLES #2 PB 7/218

HUSTON CANDACE T  
96437 COMMODORE POINT DR  
YULEE, FL 32097

2024

37-3N-28-0740-0358-0000



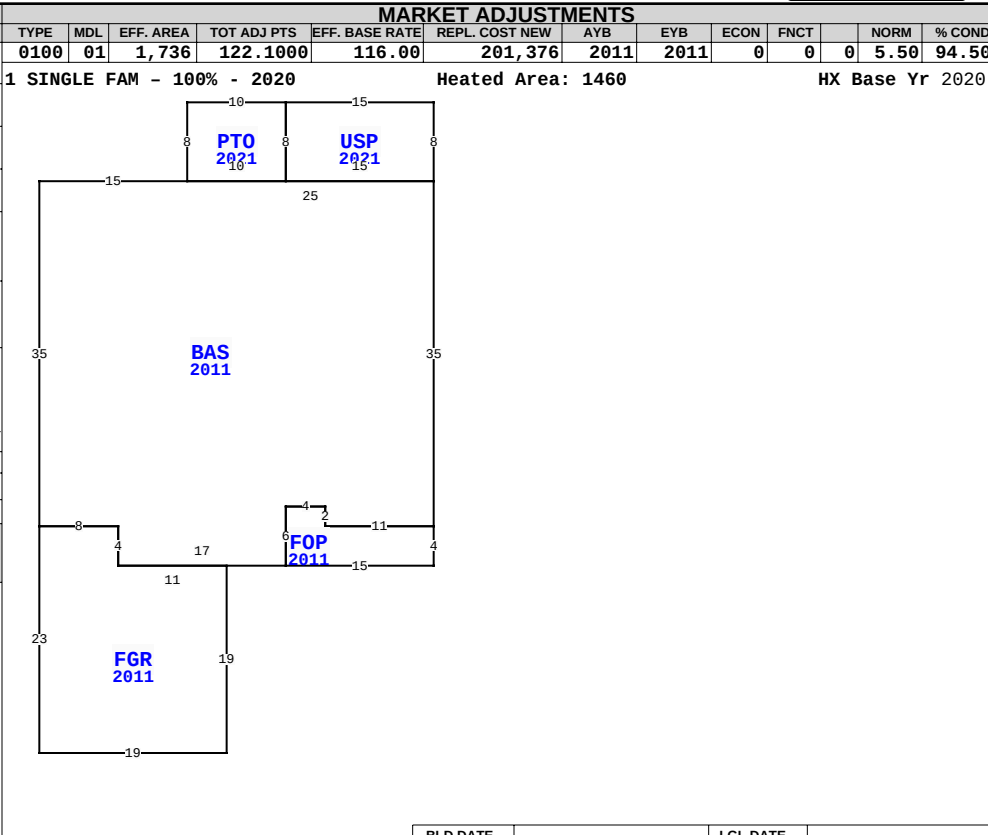
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| 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                    |    | N/A 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       | 1,460            | 100         | 1,460        | 160,045              |
| FGR       | 393              | 55          | 216          | 23,678               |
| FOP       | 68               | 30          | 20           | 2,192                |
| PTO       | 80               | 5           | 4            | 438                  |
| USP       | 120              | 30          | 36           | 3,946                |
| TOTALS    | 2,121            |             | 1,736        | 190,300              |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |        |                |       |
|----------------|------------|-------------|-----|-----|---|---|--------|----|--------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R  | ADJ UNIT PRICE | NOTES |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 662.00 | SF | 5.20   | 5.20           |       |
| 2              | 0476       | VF 6 SBPL   | 0   | 100 | 0 | 0 | 156.00 | LF | 32.00  | 32.00          |       |
| 3              | 0470       | VNYL GATE   | 0   | 100 | 0 | 0 | 1.00   | UT | 300.00 | 300.00         |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000100   | C   | SFR                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |       |



|                                 |          |  |           |  |
|---------------------------------|----------|--|-----------|--|
| 96437 COMMODORE POINT DR, YULEE | BLD DATE |  | LGL DATE  |  |
|                                 | XF DATE  |  | LAND DATE |  |
|                                 | INC DATE |  | AG DATE   |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 8,353       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |           |  |  |  |  |  |  |  |  |  |             |
|---------------------------|-----------|--|--|--|--|--|--|--|--|--|-------------|
| VALUATION SUMMARY         |           |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 |
| VALUATION BY              | STANDARD  |  |  |  |  |  |  |  |  |  |             |
| Tax Group: 4              | Tax Dist: |  |  |  |  |  |  |  |  |  |             |
| BUILDING MARKET VALUE     | 190,300   |  |  |  |  |  |  |  |  |  |             |
| TOTAL MARKET OB/XF VALUE  | 8,353     |  |  |  |  |  |  |  |  |  |             |
| TOTAL LAND VALUE - MARKET | 55,000    |  |  |  |  |  |  |  |  |  |             |
| TOTAL MARKET VALUE        | 253,653   |  |  |  |  |  |  |  |  |  |             |
| SOH/AGL Deduction         | 79,140    |  |  |  |  |  |  |  |  |  |             |
| ASSESSED VALUE            | 174,513   |  |  |  |  |  |  |  |  |  |             |
| TOTAL EXEMPTION VALUE     | 50,000    |  |  |  |  |  |  |  |  |  |             |
| BASE TAXABLE VALUE        | 124,513   |  |  |  |  |  |  |  |  |  |             |
| TOTAL JUST VALUE          | 253,653   |  |  |  |  |  |  |  |  |  |             |
| NCON VALUE                | 0         |  |  |  |  |  |  |  |  |  |             |
| INCOME VALUE              |           |  |  |  |  |  |  |  |  |  |             |
| PREVIOUS YEAR MKT VALUE   | 245,182   |  |  |  |  |  |  |  |  |  |             |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B2102160   | FSP         | 2,928   | 02/24/2021 |
| C1124692   | CO ISSUED   | 0       | 10/11/2012 |
| E23489     | NEW CONSTR  | 0       | 05/01/2011 |
| M16211     | H/AC        | 0       | 05/01/2011 |
| P14775     | NEW CONSTR  | 0       | 05/01/2011 |
| B24692     | NEW CONSTR  | 166,634 | 05/01/2011 |

| SALES DATA                     |            |              |        |   |        |           |               |
|--------------------------------|------------|--------------|--------|---|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | / | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2252/1158                      | 1/31/2019  | WD           | Q      |   | I      | 01        | 195,000       |
| GRANTOR: BRANIGAN SARAH E & ER |            |              |        |   |        |           |               |
| GRANTEE: HUSTON CANDACE T      |            |              |        |   |        |           |               |
| 2086/0602                      | 11/30/2016 | WD           | Q      |   | I      | 01        | 134,500       |
| GRANTOR: CAPRETTI MICHAEL G    |            |              |        |   |        |           |               |
| GRANTEE: BRANIGAN SARAH E &    |            |              |        |   |        |           |               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| USP=[YR=2021] W15 PTO=[YR=2021] W10 S8 BAS=[YR=2011] W15 S35 FGR=[YR=2011] S23 E19 N19 W11 N4 W8 \$ E8 S4 E17 FOP=[YR=2011] E15N4 W11 N2 W4 S6 \$ N6 E4 S2 E11 N35 W25\$ E10 N8\$ S8 E15 N8\$. |  |  |  |  |  |  |  |  |  |  |  |