

LOT 362
IN OR 1848/711
HERON ISLES #2 PB 7/218

HYERS JOSHUA B
96421 COMMODORE POINT DR
YULEE, FL 32097

2024

37-3N-28-0740-0362-0000



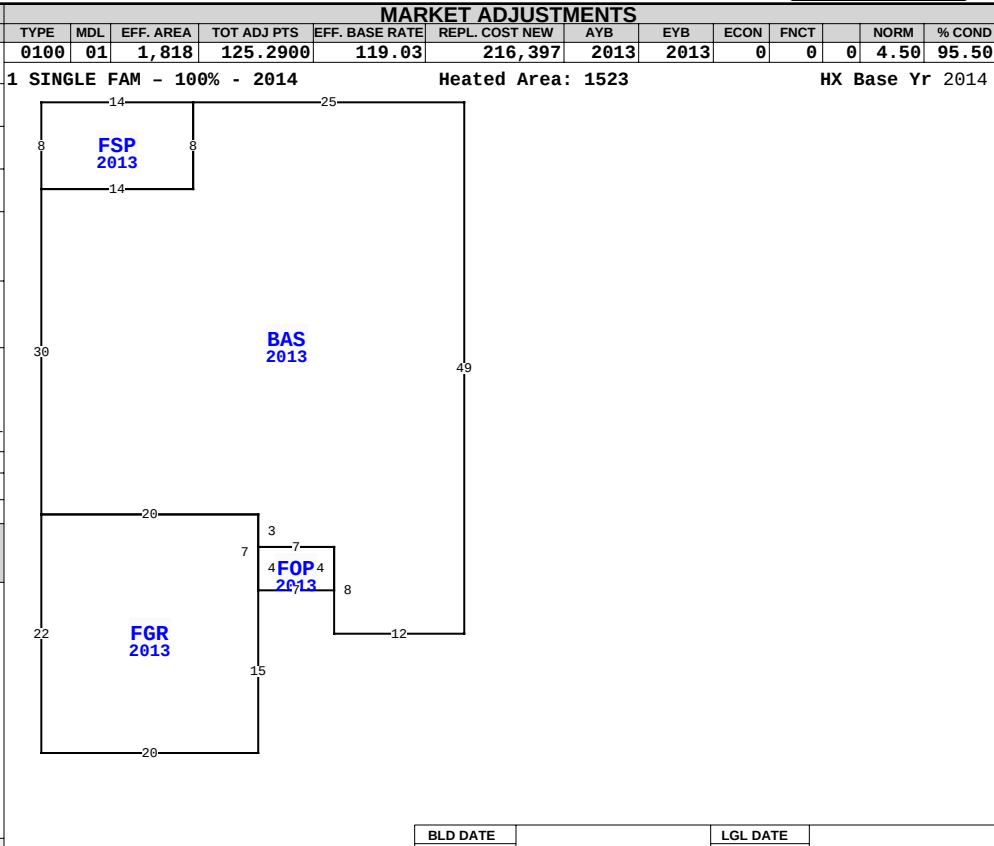
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,523	100	1,523	173,125
FGR	440	55	242	27,509
FOP	28	30	8	909
FSP	112	40	45	5,115
TOTALS	2,103		1,818	206,659

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	674.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	130.00	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	



96421 COMMODORE POINT DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										206,659	
TOTAL MARKET OB/XF VALUE										7,086	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										268,745	
SOH/AGL Deduction										126,432	
ASSESSED VALUE										142,313	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										92,313	
TOTAL JUST VALUE										268,745	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										258,354	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226712	CO ISSUED	0	03/28/2013
E1325783	ELEC OTHER	0	01/01/2013
M1317873	H/AC	0	01/01/2013
P1216284	NEW CONSTR	0	12/01/2012

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1848/0711	3/29/2013	WD	Q	I	02	134,400			
GRANTOR: B S LAND INVESTMENTS									
GRANTEE: HYERS JOSHUA B									
1826/0004	11/13/2012	WD	U	V	30	45,000			
GRANTOR: HERON ISLES JOINT VEN									
GRANTEE: B S LAND INVESTMENT									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2013;ORIG=0,0] W25 S8 W14 S30 E20 S3 E7 S8 E12 N49 \$											
FGR=[YR=2013;ORIG=-39,38] S22 E20 N15 N7 W20 \$											
FSP=[YR=2013;ORIG=-25,0] W14 S8 E14 N8 \$											
FOP=[YR=2013;ORIG=-19,45] E7 N4 W7 S4 \$											