

WALSH CLINTON S
96413 COMMODORE POINT DRIVE
YULEE, FL 32097

37-3N-28-0740-0364-0000

BUILDING CHARACTERISTICS

ELEMENT CD

CONSTRUCTION

05 AVERAGE 80

16 WD FR STUC 20

03 GABLE/HIP 100

03 COMP SHNGL 100

05 DRYWALL 100

14 CARPET 70

08 SHT VINYL 30

03 CENTRAL 100

04 AIR DUCTED 100

3 100

2 100

02 WOOD FRAME 100

1. 100

0 100

00 NONE 100

05 Quality Level 05

0100 SINGLE FAMILY

MKT AREA 04

4038.00

AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE

BAS 1,177 100 1,177 130,764

FEP 224 80 179 19,887

FGR 449 55 247 27,442

FOP 50 30 15 1,666

TOTALS 1,900 1,618 179,759

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 1,618 125.2152 118.95 192,461 2009 2009 0 0 6.60 93.40

1 SINGLE FAM - 100% - 2010 Heated Area: 1177 HX Base Yr 2010

BLD DATE 02/10/2010 RK 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 179,759

TOTAL MARKET OB/XF VALUE 3,164

TOTAL LAND VALUE - MARKET 55,000

TOTAL MARKET VALUE 237,923

SOH/AGL Deduction 113,544

ASSESSED VALUE 124,379

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 74,379

TOTAL JUST VALUE 237,923

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 229,895

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

1652/1980 12/09/2009 WD Q I 01 125,900

GRANTOR: B S LAND INVESTMENTS

GRANTEE: WALSH CLINTON S

1640/1136 9/21/2009 WD U V 30 25,000

GRANTOR: HERON ISLES JOINT VEN

GRANTEE: B S LAND INVESTMENT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W4 FEP=[YR=2017] N14 W16 S14 E16 \$ W36 S40

E16 FOP=[YR=2009] E5 FGR=[YR=2009] S4 E19 N23 W7 N1 W12 S20

\$ N10 W5 S10 \$ N10 E5 N10 E12 S1 E7 N21 \$.

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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