

LOT 378
IN OR 1595/352
HERON ISLES #2 PB 7/218

TARDIFF DEBRA/HOOKE DONNA A
96358 COMMODORE POINT DR
YULEE, FL 32097

2024

37-3N-28-0740-0378-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 80
Exterior Wall	16 WD FR STUC 20
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	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

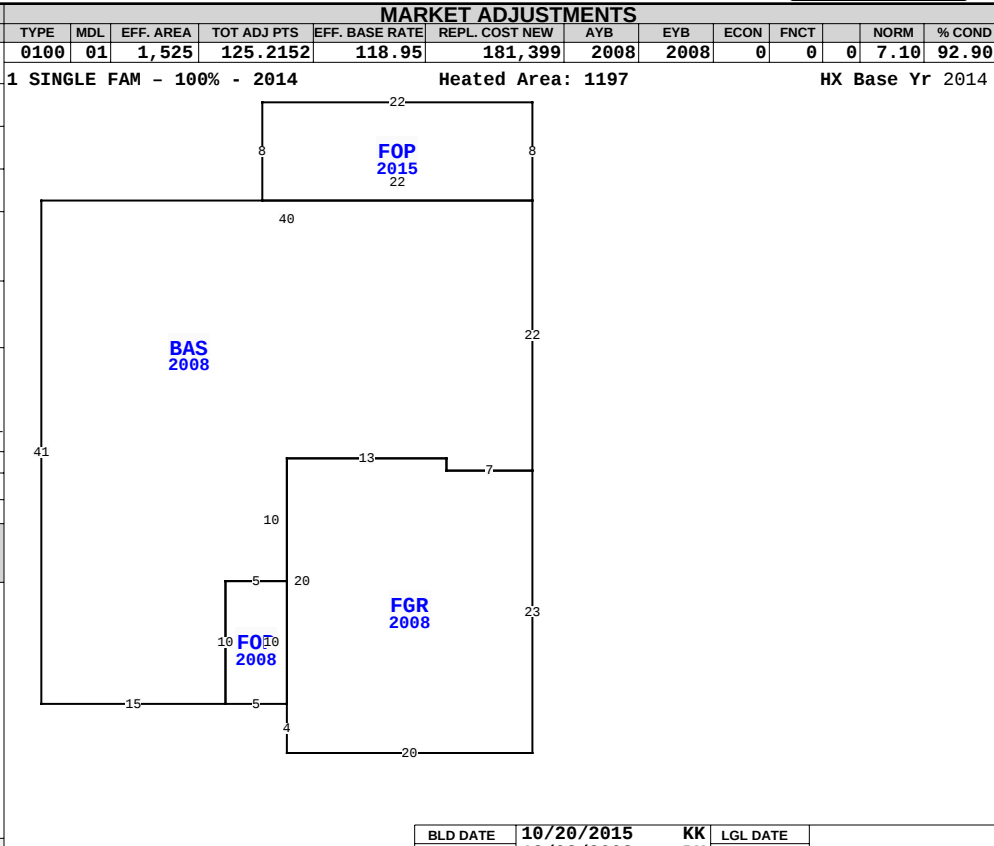
Quality	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,197	100	1,197	132,274
FGR	473	55	260	28,731
FOP	50	30	15	1,657
FOP	176	30	53	5,856
TOTALS	1,896		1,525	168,520

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	656.00	SF	5.20	5.20	
2	0861	POOL GUNIT	0	100	0	0	275.00	SF	85.00	85.00	
3	0845	KOOL DECK	0	100	0	0	509.00	SF	7.25	7.25	
4	0911	SCRN RM A	0	100	0	0	806.00	SF	17.50	17.50	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	



96358 COMMODORE POINT DR, YULEE	BLD DATE	10/20/2015	KK	LGL DATE	
	XF DATE	12/03/2008	RK	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		168,520	
TOTAL MARKET OB/XF VALUE		36,049	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		259,569	
SOH/AGL Deduction		131,943	
ASSESSED VALUE		127,626	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		77,626	
TOTAL JUST VALUE		259,569	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		253,431	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530965	SCNENCL	18,420	08/01/2015
B1530585	SWIM POOL	19,000	06/01/2015
B1226572	ADDITION	5,737	11/01/2012
B26470	ADDITION	1,900	09/03/2012
M13971	MECH OTHER	0	07/01/2008
E20883	ELEC OTHER	2,500	06/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1595/0352	12/02/2008	WD	Q	I		149,000	
GRANTOR: B S LAND INVESTMENTS							
GRANTEE: TARDIFF DEBRA & DON							
1561/0362	4/16/2008	WD	U	V	19	247,500	
GRANTOR: HERON ISLES JOINT VEN							
GRANTEE: B S LAND INVESTMENT							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2015] N8 W22 S8 E22 \$ BAS=[YR=2008] W40 S41 E15 FOP=[YR=2008] E5 FGR=[YR=2008] S4 E20 N23 W7 N1 W13 S20 \$ N10 W5 S10 \$ N10 E5 N10 E13 S1 E7 N22 \$.											