

LYNN REBEKAH  
96366 COMMODORE POINT DR  
YULEE, FL 32097

**37-3N-28-0740-0380-0000**

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

10 ABOVE AVG 70  
16 WD FR STUC 30  
03 GABLE/HIP 100  
03 COMP SHNGL 100  
05 DRYWALL 100  
11 CLAY TILE 70  
14 CARPET 30  
03 CENTRAL 100  
04 AIR DUCTED 100  
4 100  
2 100  
02 WOOD FRAME 100  
1. 1. 100  
0 100  
00 NONE 100  
  
05 Quality Level 05  
0100 SINGLE FAMILY  
MKT AREA 04  
4038.00  
BAS 1,806 100 1,806 208,279  
FGR 436 55 240 27,678  
FOP 42 30 13 1,499  
FSP 120 40 48 5,536  
  
TOTALS 2,404 2,107 242,992

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS  
0100012,107127.3118120.95

REPL. COST NEWAYBEYBECONFNCTNORM% COND  
254,84220132013004.6595.35

Heated Area: 1806HX Base Yr 2021

VALUATION SUMMARY

VALUATION BYSTANDARD  
Tax Group: 4Tax Dist:  
BUILDING MARKET VALUE242,992  
TOTAL MARKET OB/XF VALUE3,104  
TOTAL LAND VALUE - MARKET55,000  
TOTAL MARKET VALUE301,096  
SOH/AGL Deduction85,390  
ASSESSED VALUE215,706  
TOTAL EXEMPTION VALUEHX HB50,000  
BASE TAXABLE VALUE165,706  
TOTAL JUST VALUE301,096  
NCON VALUE0  
INCOME VALUE  
PREVIOUS YEAR MKT VALUE290,184

SUBAREA MARKET VALUE

FSP 2013  
BAS 2013  
FGR 2013  
FOP 2013

EXTRA FEATURES

96366 COMMODORE POINT DR, YULEE

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / V / IRSN CD SALE PRICE  
2342/11112/21/2020SW U I 18195,200

GRANTOR: SECRETARY OF VETERANS  
GRANTEE: LYNN REBEKAH  
2299/10678/06/2019SW U I 12180,800  
GRANTOR: WELLS FARGO BANK NA  
GRANTEE: SECRETARY OF VETERA

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W12 S10 BAS=[YR=2013] W27 S56 E13  
FOP=[YR=2013] E6 FGR=[YR=2013] S5 E20 N19 W6 N4 W14 S18 \$  
N7 W6 S7 \$ N7 E6 N11 E14 S4 E6 N42 W12 \$ E12 N10 \$.

LAND DESCRIPTION

TOTAL OB/XF3,104

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/06/2024 BY SYS