LOT 382
IN OR 1864/532
HERON ISLES #2 PB 7/218

FULMER JEFFREY R & KELLY S
96380 COMMODORE POINT DR
YULEE, FL 32097

2024

37-3N-28-0740-0382-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

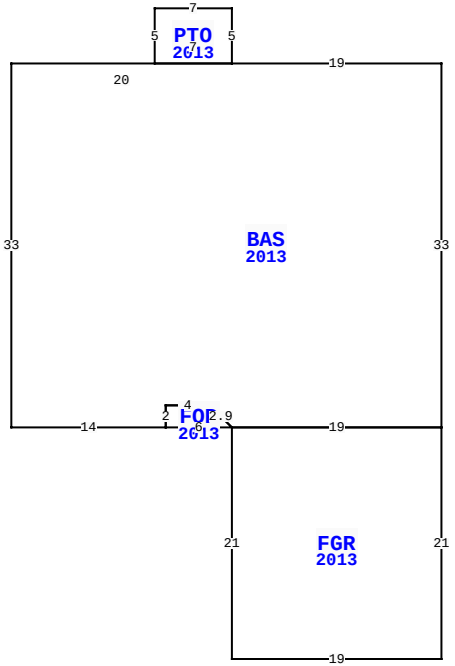
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,277	100	1,277	145,359
FGR	399	55	219	24,928
FOP	10	30	3	341
PTO	35	5	2	228
TOTALS	1,721		1,501	170,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,501	125.6640	119.38	179,189	2013	2013	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2014 Heated Area: 1277 HX Base Yr 2014



96380 COMMODORE POINT DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		170,857
TOTAL MARKET OB/XF VALUE		4,043
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		229,900
SOH/AGL Deduction		108,601
ASSESSED VALUE		121,299
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		71,299
TOTAL JUST VALUE		229,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226652	CO ISSUED	0	05/01/2013
M1317900	H/AC	0	01/01/2013
P1216276	NEW CONSTR	0	12/01/2012
B1226652	NEW CONSTR	148,195	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1864/0532	6/21/2013	WD	Q	I	01	133,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FULMER JEFFREY ROBE						
1825/1491	11/16/2012	WD	U	V	30	49,200
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W19 PTO=[YR=2013] N5 W7 S5 E7 $ W20 S33 E14
FOP=[YR=2013] E6 FGR=[YR=2013] S21 E19 N21 W19 $ U2 L2 W4
S2 $ N2 E4 D2 R2 E19 N33 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	608.00	SF	5.20	5.20	100	2013	2013	3	94	2,972	
2	0476	VF 6 SBPL	0	100	0	0	30.00	LF	32.00	32.00	100	2013	2013	3	85	816	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	85	255	

LAND DESCRIPTION

TOTAL OB/XF 4,043

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	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