

LOT 385
IN OR 2016/1578
HERON ISLES #2 PB 7/218

KENT APRIL N & LELAND
96398 COMMODORE POINT DR
YULEE, FL 32097

2024

37-3N-28-0740-0385-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	1,770	100	1,770	188,225
FGR	400	55	220	23,395
FOP	24	30	7	745
FSP	120	40	48	5,104
TOTALS	2,314		2,045	217,468

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	676.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	192.00	LF	32.00	32.00	
3	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00	85.00	
4	0845	KOOL DECK	0	100	0	0	238.00	SF	7.25	7.25	

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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,045	118.5800	112.65	230,369	2011	2011	0	0	5.60	94.40
1 SINGLE FAM - 100% - 2016 Heated Area: 1770 HX Base Yr 2016											
96398 COMMODORE POINT DR, YULEE											

TOTAL OB/XF											
37,115											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 217,468											
TOTAL MARKET OB/XF VALUE 37,115											
TOTAL LAND VALUE - MARKET 55,000											
TOTAL MARKET VALUE 309,583											
SOH/AGL Deduction 129,604											
ASSESSED VALUE 179,979											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 129,979											
TOTAL JUST VALUE 309,583											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 301,507											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326462	SWIM POOL	0	07/01/2013
B1327382	SWIM POOL	24,250	06/01/2013
C24773	C0 ISSUED	0	09/21/2011
M16351	H/AC	0	07/01/2011
P1114819	PLUMBING	0	06/01/2011
B24773	NEW CONSTR	195,547	06/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2016/1578	11/23/2015	WD	Q	I	01	192,000
GRANTOR: NICHOLS ERIC B						
GRANTEE: KENT APRIL N & LELA						
1940/1641	9/26/2014	WD	Q	I	01	183,000
GRANTOR: WHITE JASON L & JENNI						
GRANTEE: NICHOLS ERIC B						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2013] W12 S10 BAS=[YR=2011] W27 S56 E13 N5 FOP=[YR=2011] E6 FGR=[YR=2011] S7 E20 N18 W6 N4 W10 S4 W4 S11 \$ N4 W6 S4 \$ N4 E6 N7 E4 N4 E10 S4 E6 N40 W12 \$ E12 N10\$.											