

LOT 386
ESMT PT OR 1752/857
HERON ISLES #2 PB 7/218

HILL SHARON D/HILL ASHLEY MICHELE
96402 COMMODORE POINT DR
YULEE, FL 32097

2024

37-3N-28-0740-0386-0000



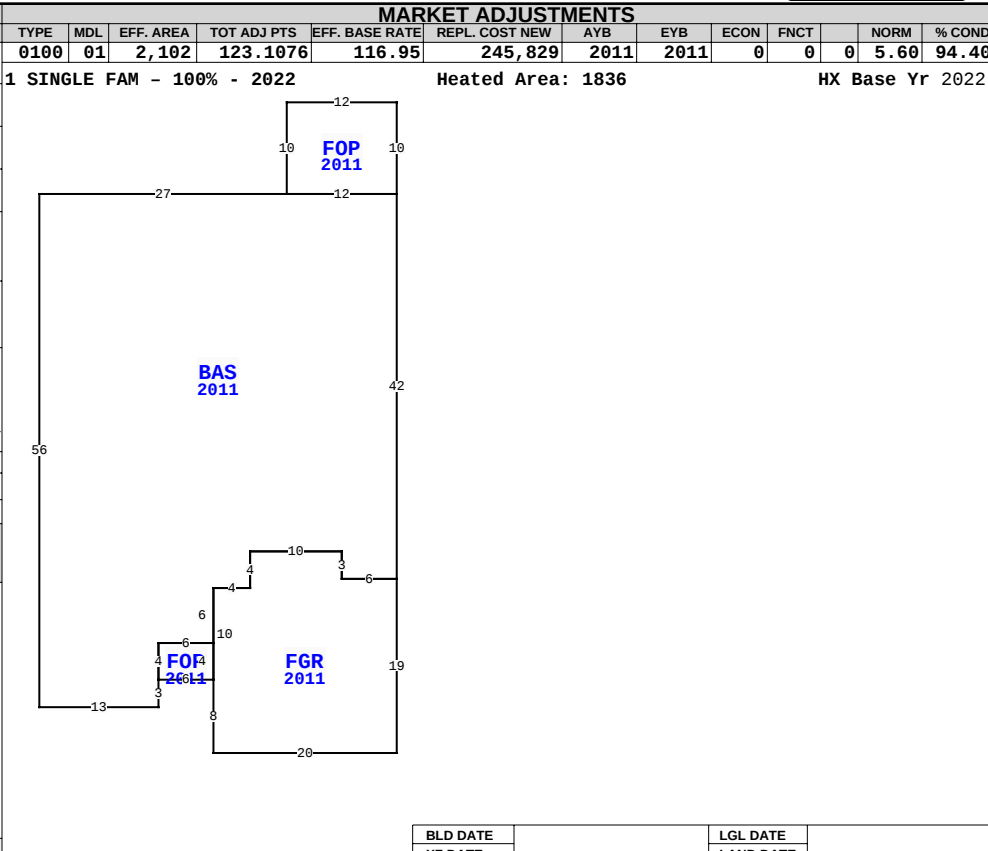
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	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	1,836	100	1,836	202,696
FGR	406	55	223	24,620
FOP	24	30	7	773
FOP	120	30	36	3,974
TOTALS	2,386		2,102	232,063

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	644.00	SF	5.20	5.20	
2	0825	BRICK	0	100	0	0	313.00	SF	9.38	9.38	
3	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
9,961											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	232,063		
TOTAL MARKET OB/XF VALUE	9,961		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	297,024		
SOH/AGL Deduction	36,552		
ASSESSED VALUE	260,472		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	210,472		
TOTAL JUST VALUE	297,024		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	286,712		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1124983	CO ISSUED	0	11/21/2011
E23768	NEW CONSTR	0	09/01/2011
B24983	NEW CONSTR	201,574	08/01/2011
P14912	NEW CONSTR	0	08/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2506/0268	10/15/2021	WD	Q	I	01	355,000
GRANTOR: MCLENDON ROBERT A &						
GRANTEE: HILL SHARON D & ASH						
1943/0259	9/17/2014	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: MCLENDON ROBERT A						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2011] W12 S10 BAS=[YR=2011] W27 S56 E13 N3 FOP=[YR=2011] E6 FGR=[YR=2011] S8 E20 N19 W6 N3 W10 S4 W4 S10\$ N4 W6 S4 \$ N4 E6 N6 E4 N4 E10 S3 E6 N42 W12 \$ E12 N10 \$.											