

L96515 COMMODORE POINT DR YULEE,  
199  
HERON ISLES PHASE 1 REPLAT

GUERRA MAGALY  
96515 COMMODORE POINT DR  
YULEE, FL 32097

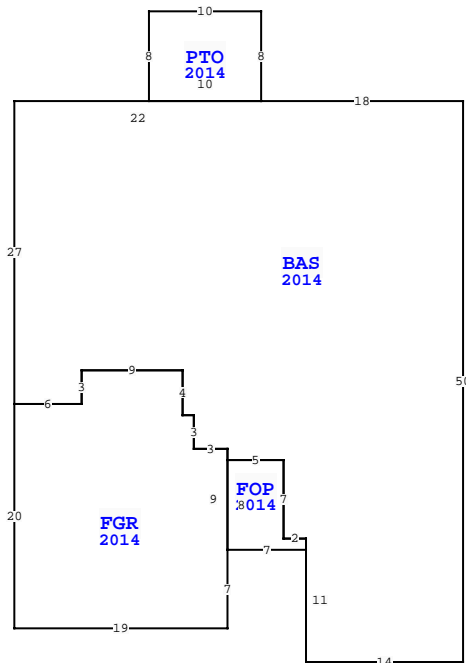
2025

37-3N-28-0740-0199-0000



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	AVERAGE 70				
16	WD FR STUC 30				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
13	LVT/LAMNT 60				
11	CLAY TILE 40				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	2 100				
02	WOOD FRAME 100				
1.	1. 100				
	0 100				
00	NONE 100				
04	Quality Level 04				
0100	SINGLE FAMILY				
	MKT AREA		04		
NEIGHBORHOOD/LOC 4038.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,437	100	2014	1,437	165,874
FGR	394	55	2014	217	25,048
FOP	42	30	2014	13	1,501
PTO	80	5	2014	4	461
TOTALS	1,953			1,671	192,884

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,671	121.0650	121.06	202,291	2014	2014	0	0	4.65	95.35
1 SINGLE FAM - 100% - 2025 Heated Area: 1437 HX Base Yr 2025											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		192,884	
TOTAL MARKET OB/XF VALUE		3,470	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		261,354	
SOH/AGL Deduction		0	
ASSESSED VALUE		261,354	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		210,632	
TOTAL JUST VALUE		261,354	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		249,472	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428221	CO ISSUED	0	07/11/2014
B1428221	NEW CONSTR	177,435	01/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2726/959	7/17/2024	SW	Q	I	01	280,000
GRANTOR: WGH FLORIDA LLC						
GRANTEE: GUERRA MAGALY						
1892/0089	11/20/2013	WD	Q	V	01	20,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: WGH FLORIDA LLC						

EXTRA FEATURES		96515 COMMODORE POINT DR, YULEE																				
L N	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			710.00	SF	5.20				5.20	100	2014	2014	3	94	3,470	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/13/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2014] W18 PTO=[YR=2014] N8 W10 S8 E10 S W22 S27	
FGR=[YR=2014] S20 E19 N7 FOP=[YR=2014] E7 N1 W2 N7 W5 S8 S	
N9 W3 N3 W1 N4 W9 S3 W6 S E6 N3 E9 S4 E1 S3 E3 S1 E5 S7 E2	
S11 E14 N50 S.	

LAND DESCRIPTION		TOTAL OB/XF 3,470																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							