

LOT 271
IN OR 1495/1676
HERON ISLES PHASE #1 PB 7/40

LATIMER JEAN S
96648 COMMODORE POINT DRIVE
YULEE, FL 32097

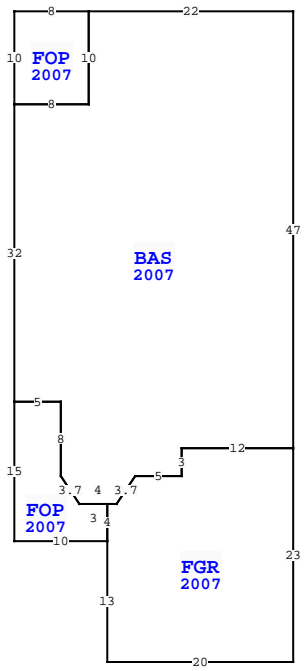
2025

37-3N-28-0740-0271-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
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		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,362	100	2007
FGR	430	55	2007
FOP	80	30	2007
FOP	98	30	2007
TOTALS	1,970		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,651	115.3950	115.40	190,525	2007	2007	0	0	8.15	91.85
1 SINGLE FAM - 100% - 2008 Heated Area: 1362 HX Base Yr 2008											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			174,997
TOTAL MARKET OB/XF VALUE			4,043
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			244,040
SOH/AGL Deduction			121,964
ASSESSED VALUE			122,076
TOTAL EXEMPTION VALUE	HX HB SX		100,722
BASE TAXABLE VALUE			21,354
TOTAL JUST VALUE			244,040
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			234,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18743	NEW CONSTR	1,900	02/01/2007
M12447	H/AC	0	02/01/2007
P11964	NEW CONSTR	0	01/01/2007
C19235	CO ISSUED	0	12/01/2006
B19235	NEW CONSTR	182,290	12/01/2006
R09979	REPAIR/RRF	1,500	12/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/1676	5/01/2007	WD Q	Q	I		170,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: LATIMER JEAN S						
1402/0012	4/06/2006	WD U	V	19		522,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: RICHMOND AMERICAN H						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	40	16	640.00	SF	6.50	6.50	100	2007
2	0810	CONCRETE A	0 100	25	3	75.00	SF	6.50	6.50	100	2007

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

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W22 FOP=[YR=2007] W8S10E8N10 \$ S10W8S32											
FOP=[YR=2007] S15E10 FGR=[YR=2007] S13E20N23W12S3W5 D3 L2											
W1S4\$N4W3 U3 L2 N8W5\$E5S8 D3 R2 E4 U3 R2 E5N3E12N47\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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							