LOT 274
IN OR 1408/399
HERON ISLES PHASE #1 PB 7/40

WYSE RICHARD E
96662 COMMODORE POINT DRIVE
YULEE, FL 32097

**2025**

**37-3N-28-0740-0274-0000**

## BUILDING CHARACTERISTICS

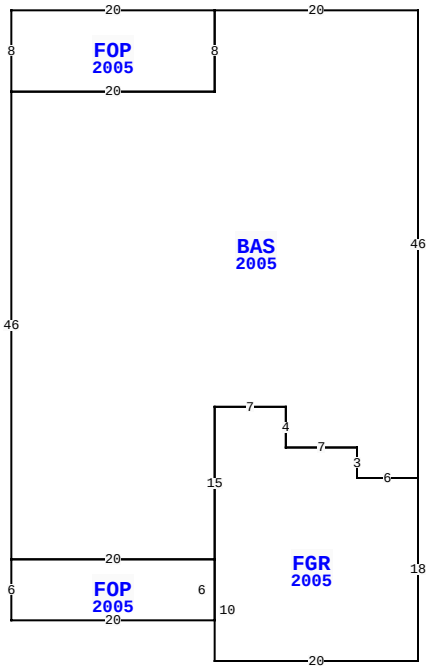
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| 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 | 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,770 | 100 | 2005 | 1,770 | 177,130 |
| FGR | 430 | 55 | 2005 | 236 | 23,617 |
| FOP | 120 | 30 | 2005 | 36 | 3,602 |
| FOP | 160 | 30 | 2005 | 48 | 4,804 |
| TOTALS | 2,480 | | | 2,090 | 209,153 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,090 | 110.3088 | 110.31 | 230,548 | 2005 | 2005 | 0 | 0 | 0 | 9.28 | 90.72 |

1 SINGLE FAM – 100% - 2007 Heated Area: 1770 HX Base Yr 2007




96662 COMMODORE POINT DR, YULEE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 209,153 |
| TOTAL MARKET OB/XF VALUE | | 2,756 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 276,909 |
| SOH/AGL Deduction | | 136,624 |
| ASSESSED VALUE | | 140,285 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 89,563 |
| TOTAL JUST VALUE | | 276,909 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 267,645 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2002299 | REPAIR/RRF | 190,052,000 | 03/01/2020 |
| E15673 | ELEC OTHER | 2,000 | 09/01/2005 |
| M10274 | MECH OTHER | 0 | 09/01/2005 |
| P09762 | OTHER | 0 | 07/01/2005 |
| R07524 | REPAIR/RRF | 3,000 | 04/01/2005 |
| B15075 | NEW CONSTR | 133,809 | 04/01/2005 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1408/0399 | 4/28/2006 | WD | Q | I | | 200,000 |
| GRANTOR: TAYLOR STEVEN J & MAR | | | | | | |
| GRANTEE: WYSE RICHARD E | | | | | | |
| 1364/0470 | 11/03/2005 | WD | Q | I | | 162,200 |
| GRANTOR: YOUNG AMERICAN HOMES | | | | | | |
| GRANTEE: TAYLOR STEVEN J & M | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2005] W20FOP=[YR=2005] W20S8E20N8$
S8W20S46FOP=[YR=2005] S6E20N6W20$E20 FGR=[YR=2005]
S10E20N18W6N3W7N4W7S15 $N15E7S4E7S3E6N46$.

## 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 | 631.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 84 | 2,756 | |

TOTAL OB/XF 2,756

## LAND DESCRIPTION

| 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 | RES POND | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS