LOT 354
IN OR 1976/713
HERON ISLES #2 PB 7/218

ST JEAN THOMAS J
96453 COMMODORE POINT DR
YULEE, FL 32097

2025

37-3N-28-0740-0354-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
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

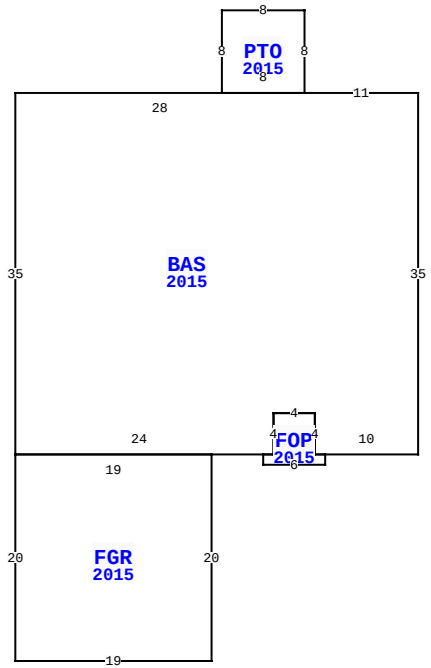
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,349	100	2015	1,349	152,188
FGR	380	55	2015	209	23,578
FOP	22	30	2015	7	790
PTO	64	5	2015	3	338
TOTALS	1,815			1,568	176,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,568	117.7029	117.70	184,554	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2016 Heated Area: 1349 HX Base Yr 2016



96453 COMMODORE POINT DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		176,895
TOTAL MARKET OB/XF VALUE		3,171
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		245,066
SOH/AGL Deduction		103,377
ASSESSED VALUE		141,689
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		90,967
TOTAL JUST VALUE		245,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429719	CO ISSUED	0	04/17/2015
B1429719	NEW CONSTR	168,167	12/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1976/0713	4/17/2015	WD	Q	I	01	130,600
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: ST JEAN THOMAS J						
1946/0923	11/06/2014	SW	Q	V	05	45,700
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ADVANTAGE HOME BUIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W11 PTO=[YR=2015] N8 W8 S8 E8 $ W28 S35
FGR=[YR=2015] S20 E19 N20 W19 $ E24 FOP=[YR=2015] S1 E6 N1
W1 N4 W4 S4 W1 $ E1 N4 E4 S4 E10 N35 $.

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	642.00	SF	5.20	5.20	100	2015	2015	3	95	3,171	

LAND DESCRIPTION

TOTAL OB/XF 3,171

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	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							

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