LOT 355
IN OR 1943/1655
HERON ISLES #2 PB 7/218

SCHULTZ SUSAN ANNE
96449 COMMODORE POINT DR
YULEE, FL 32097

2025

37-3N-28-0740-0355-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 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

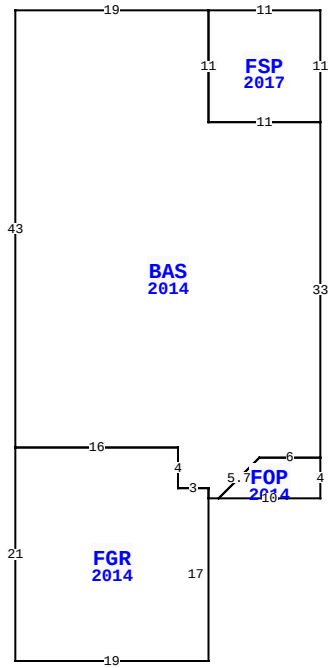
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,204	100	2014	1,204	139,646
FGR	387	55	2014	213	24,705
FOP	32	30	2014	10	1,160
FSP	121	40	2017	48	5,568
TOTALS	1,744			1,475	171,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,475	121.4514	121.45	179,139	2014	2014	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2015 Heated Area: 1204 HX Base Yr 2015



96449 COMMODORE POINT DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		171,078
TOTAL MARKET OB/XF VALUE		7,073
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		243,151
SOH/AGL Deduction		101,403
ASSESSED VALUE		141,748
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,026
TOTAL JUST VALUE		243,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428827	CO ISSUED	0	10/22/2014
B1428827	NEW CONSTR	151,855	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1943/1655	10/23/2014	WD	Q	I	01	141,900
GRANTOR: SEAWARD HOMES INC						
GRANTEE: SCHULTZ SUSAN ANNE						
1911/1754	4/10/2014	WD	U	V	37	22,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: SEAWARD HOMES INC						

BUILDING NOTES

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	588.00	SF	5.20	5.20	100	2014	2014	3	94	2,874	
2	0476	VF 6 SBPL	0	100	0	0	145.00	LF	32.00	32.00	100	2014	2014	3	85	3,944	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	85	255	

BUILDING DIMENSIONS

FSP=[YR=2017] W11 BAS=[YR=2014] W19 S43 FGR=[YR=2014] S21 E19 N17 W3 N4 W16 $ E16 S4 E3 S1 E1 FOP=[YR=2014] E10 N4 W6 D4 L4 $ U4 R4 E6 N33 W11 N11 $ S11 E11 N11 $.

LAND DESCRIPTION

TOTAL OB/XF 7,073

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