LOT 356
IN OR 1984/342
HERON ISLES #2 PB 7/218

REAMS ALLYSEN
96445 COMMODORE POINT DR
YULEE, FL 32097

2025

37-3N-28-0740-0356-0000

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

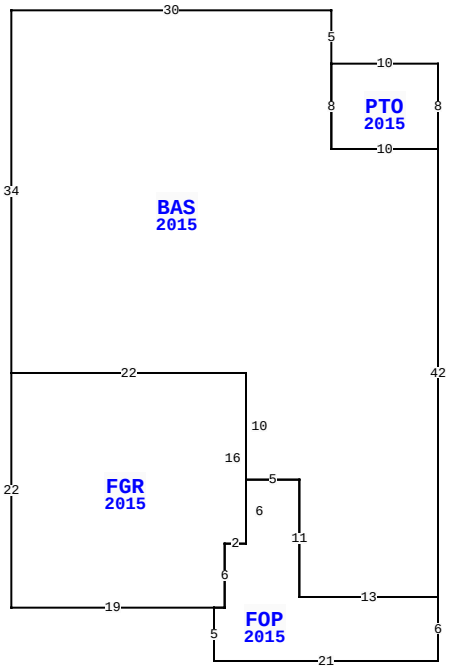
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,553	100	2015	1,553	165,274
FGR	472	55	2015	260	27,670
FOP	190	30	2015	57	6,066
PTO	80	5	2015	4	426
TOTALS	2,295			1,874	199,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,874	111.0291	111.03	208,070	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2016 Heated Area: 1553 HX Base Yr 2016



96445 COMMODORE POINT DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		199,435
TOTAL MARKET OB/XF VALUE		3,502
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		267,937
SOH/AGL Deduction		112,193
ASSESSED VALUE		155,744
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,022
TOTAL JUST VALUE		267,937
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429725	CO ISSUED	0	04/17/2015
B1429725	NEW CONSTR	198,753	12/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2333/130	1/16/2020	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: REAMS ALLYSEN NICOL						
1984/0342	5/21/2015	WD	Q	I	02	140,200
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: REAMS SCOTT D & ALL						

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	709.00	SF	5.20	5.20	100	2015	2015	3	95	3,502	

BUILDING DIMENSIONS

PTO=[YR=2015] W10 BAS=[YR=2015] N5 W30 S34 FGR=[YR=2015] S22 E19 FOP=[YR=2015] S5 E21 N6 W13 N11 W5 S6 W2 S6 W1 $ E1 N6 E2 N16 W22 $ E22 S10 E5 S11 E13 N42 W10 N8 $ S8 E10 N8 $.

LAND DESCRIPTION

TOTAL OB/XF 3,502

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