LOT 357
HERON ISLES #2 PB 7/218

ROBINSON ASHLEY
96441 COMMODORE POINT DRIVE
YULEE, FL 32097

2025

37-3N-28-0740-0357-0000

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 60
Interior Floo	11	CLAY TILE 40
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

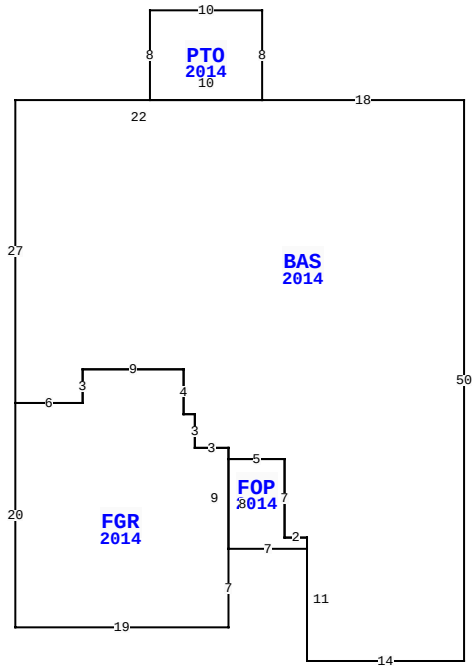
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,437	100	2014	1,437	164,148
FGR	394	55	2014	217	24,788
FOP	42	30	2014	13	1,485
PTO	80	5	2014	4	457
TOTALS	1,953			1,671	190,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,671	119.8050	119.80	200,186	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 0% - 2025 Heated Area: 1437 HX Base Yr



96441 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	190,877
TOTAL MARKET OB/XF VALUE	3,426
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	259,303
SOH/AGL Deduction	0
ASSESSED VALUE	259,303
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	259,303
TOTAL JUST VALUE	259,303
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428195	CO ISSUED	0	07/16/2014
B1428195	NEW CONSTR	175,752	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2732/888	8/12/2024	SW	Q	I	01	270,000
GRANTOR: ROMEO HOMES FLORIDA L						
GRANTEE: ROBINSON ASHLEY						
1892/0060	11/20/2013	WD	Q	V	01	20,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: ROMEO HOMES FLORIDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W18 PTO=[YR=2014] N8 W10 S8 E10 $ W22 S27
FGR=[YR=2014] S20 E19 N7 FOP=[YR=2014] E7 N1 W2 N7 W5 S8 $
N9 W3 N3 W1 N4 W9 S3 W6 $ E6 N3 E9 S4 E1 S3 E3 S1 E5 S7 E2
S11 E14 N50 $.

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	0	0	0	701.00	SF	5.20	5.20	100	2014	2014	3	94	3,426	

LAND DESCRIPTION

TOTAL OB/XF 3,426

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	0		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