LOT 358
IN OR 2252/1158
HERON ISLES #2 PB 7/218

HUSTON CANDACE T
96437 COMMODORE POINT DR
YULEE, FL 32097

2025

37-3N-28-0740-0358-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
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		N/A 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

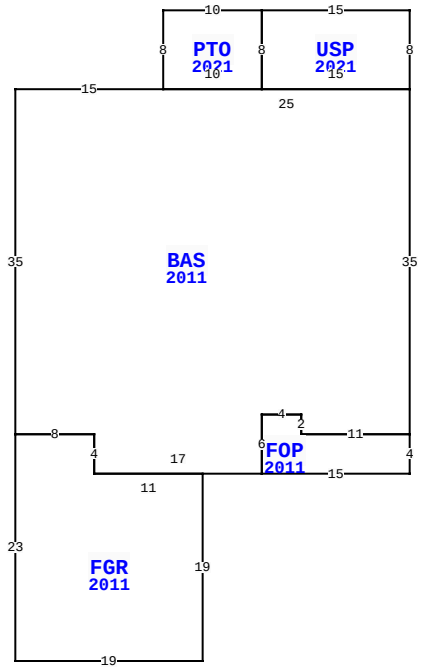
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,460	100	2011	1,460	159,953
FGR	393	55	2011	216	23,665
FOP	68	30	2011	20	2,191
PTO	80	5	2021	4	438
USP	120	30	2021	36	3,944
TOTALS	2,121			1,736	190,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,736	116.5500	116.55	202,331	2011	2011	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1460 HX Base Yr 2020



96437 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		190,191
TOTAL MARKET OB/XF VALUE		8,213
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		263,404
SOH/AGL Deduction		83,830
ASSESSED VALUE		179,574
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		128,852
TOTAL JUST VALUE		263,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2102160	FSP	2,928	02/24/2021
C1124692	CO ISSUED	0	10/11/2012
E23489	NEW CONSTR	0	05/01/2011
M16211	H/AC	0	05/01/2011
P14775	NEW CONSTR	0	05/01/2011
B24692	NEW CONSTR	166,634	05/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2252/1158	1/31/2019	WD	Q	I	01	195,000
GRANTOR: BRANIGAN SARAH E & ER						
GRANTEE: HUSTON CANDACE T						
2086/0602	11/30/2016	WD	Q	I	01	134,500
GRANTOR: CAPRETTI MICHAEL G						
GRANTEE: BRANIGAN SARAH E &						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2021] W15 PTO=[YR=2021] W10 S8 BAS=[YR=2011] W15 S35 FGR=[YR=2011] S23 E19 N19 W11 N4 W8 $ E8 S4 E17 FOP=[YR=2011] E15N4 W11 N2 W4 S6 $ N6 E4 S2 E11 N35 W25$ E10 N8$ S8 E15 N8$.

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	662.00	SF	5.20	5.20	100	2011	2011	3	91	3,133	
2	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	100	2021	2021	3	96	4,792	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 8,213

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 07/06/2021 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS