LOT 360
IN OR 1908/712
HERON ISLES #2 PB 7/218

ALVAREZ WILLIAM L & LISETTE J/ALVAREZ JADIRA
96429 COMMODORE POINT DR
YULEE, FL 32097

2025

37-3N-28-0740-0360-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

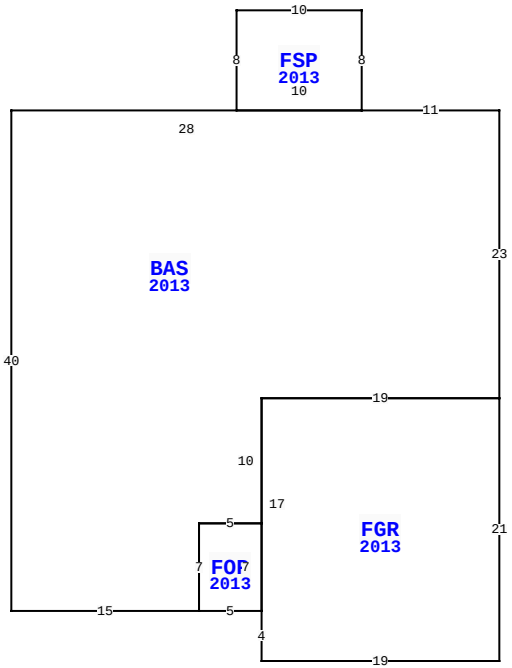
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,202	100	2013	1,202	136,755
FGR	399	55	2013	219	24,916
FOP	35	30	2013	10	1,138
FSP	80	40	2013	32	3,640
TOTALS	1,716			1,463	166,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,463	119.9520	119.95	175,487	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2015 Heated Area: 1202 HX Base Yr 2015



96429 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		166,449
TOTAL MARKET OB/XF VALUE		3,056
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		234,505
SOH/AGL Deduction		97,741
ASSESSED VALUE		136,764
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,042
TOTAL JUST VALUE		234,505
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327115	CO ISSUED	0	09/20/2013
E1326222	NEW CONSTR	0	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2555/1371	4/10/2022	QC	U	I	11	100
GRANTOR: ALVAREZ WILLIAM L &						
GRANTEE: ALVAREZ WILLIAM L &						
1908/0712	3/19/2014	WD	Q	I	01	129,300
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: ALVAREZ WILLIAM L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W11 FSP=[YR=2013] N8 W10 S8 E10 $ W28 S40 E15
FOP=[YR=2013] E5 FGR=[YR=2013] S4 E19 N21 W19 S17 $ N7 W5
S7 $ N7 E5 N10 E19 N23 $.

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	632.00	SF	5.20	5.20	100	2013	2013	3	93	3,056	

LAND DESCRIPTION

TOTAL OB/XF 3,056

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