LOT 361
IN OR 2199/1370
HERON ISLES #2 PB 7/218

HOFFMAN DAVID W
96425 COMMODORE POINT DRIVE
YULEE, FL 32097

2025

37-3N-28-0740-0361-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

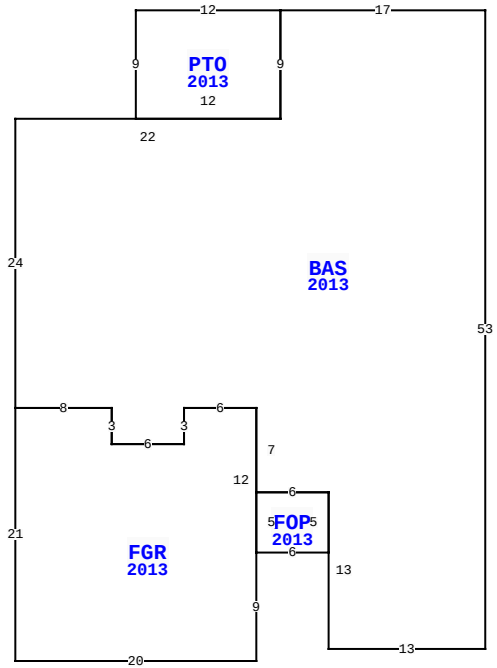
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,409	100	2013	1,409	170,304
FGR	402	55	2013	221	26,712
FOP	30	30	2013	9	1,088
PTO	108	5	2013	5	604
TOTALS	1,949			1,644	198,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,644	127.2348	127.23	209,166	2013	2013	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1409 HX Base Yr 2019



96425 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		198,708
TOTAL MARKET OB/XF VALUE		3,114
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		266,822
SOH/AGL Deduction		92,241
ASSESSED VALUE		174,581
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		118,859
TOTAL JUST VALUE		266,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327032	CO ISSUED	0	08/21/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2199/1370	5/22/2018	WD	Q	I	02	175,000
GRANTOR: LEBEAU SANDRA L						
GRANTEE: HOFFMAN DAVID W						
1875/0071	8/23/2013	WD	Q	I	02	128,900
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: LEBEAU SANDRA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W17 PTO=[YR=2013] W12 S9 E12 N9 $ S9 W22 S24
FGR=[YR=2013] S21 E20 N9 FOP=[YR=2013] E6 N5 W6 S5 $ N12 W6
S3 W6 N3 W8 $ E8 S3 E6 N3 E6 S7 E6 S13 E13 N53 $.

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	644.00	SF	5.20	5.20	100	2013	2013	3	93	3,114	

LAND DESCRIPTION

TOTAL OB/XF 3,114

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