LOT 362
IN OR 1848/711
HERON ISLES #2 PB 7/218

HYERS JOSHUA B
96421 COMMODORE POINT DR
YULEE, FL 32097

2025

37-3N-28-0740-0362-0000

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	14	CARPET 70
Interior Floo	11	CLAY TILE 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

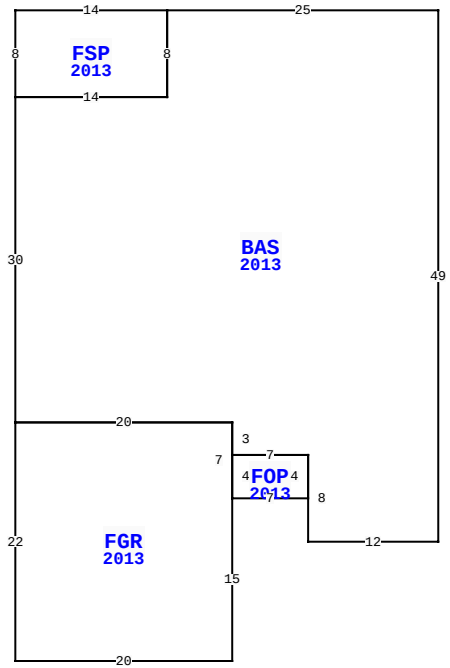
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,523	100	2013	1,523	173,043
FGR	440	55	2013	242	27,496
FOP	28	30	2013	8	909
FSP	112	40	2013	45	5,113
TOTALS	2,103			1,818	206,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,818	119.5950	119.60	217,433	2013	2013	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2014 Heated Area: 1523 HX Base Yr 2014



96421 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		206,561
TOTAL MARKET OB/XF VALUE		6,961
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		278,522
SOH/AGL Deduction		132,082
ASSESSED VALUE		146,440
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,718
TOTAL JUST VALUE		278,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226712	CO ISSUED	0	03/28/2013
E1325783	ELEC OTHER	0	01/01/2013
M1317873	H/AC	0	01/01/2013
P1216284	NEW CONSTR	0	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1848/0711	3/29/2013	WD	Q	I	02	134,400
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: HYERS JOSHUA B						
1826/0004	11/13/2012	WD	U	V	30	45,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: B S LAND INVESTMENT						

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	674.00	SF	5.20	5.20	100	2013	2013	3	93	3,259	
2	0476	VF 6 SBPL	0	100	0	0	130.00	LF	32.00	32.00	100	2013	2013	3	83	3,453	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	83	249	

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=0,0] W25 S8 W14 S30 E20 S3 E7 S8 E12 N49 $
FGR=[YR=2013;ORIG=-39,38] S22 E20 N15 N7 W20 $
FSP=[YR=2013;ORIG=-25,0] W14 S8 E14 N8 $
FOP=[YR=2013;ORIG=-19,45] E7 N4 W7 S4 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,961

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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS