

LOT 363
IN OR 2109/932
HERON ISLES #2 PB 7/218

MCABEE NOLAN E & BRANDY
96417 COMMODORE POINT DR
YULEE, FL 32097

2025

37-3N-28-0740-0363-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4																			
Exterior Wall	16	WD FR STUC 70	0100	01	2,102	120.1872	120.19	252,639	2012	2012	0	0	0	5.85	94.15	VALUATION SUMMARY																			
Exterior Wall	10	ABOVE AVG 30	1 SINGLE FAM - 100% - 2024													STANDARD																			
Roof Structur	03	GABLE/HIP 100	Heated Area: 1836													Tax Group: 4																			
Roof Cover	03	COMP SHNGL 100	HX Base Yr													Tax Dist:																			
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE																		
Interior Floo	11	CLAY TILE 60															TOTAL MARKET OB/XF VALUE																		
Interior Floo	14	CARPET 40															TOTAL LAND VALUE - MARKET																		
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE																		
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction																		
Bedrooms	4	100															ASSESSED VALUE																		
Bathrooms	2	100															TOTAL EXEMPTION VALUE																		
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE																		
Stories	1.	1. 100															TOTAL JUST VALUE																		
Units	0	100															NCON VALUE																		
Occupancy	00	NONE 100															INCOME VALUE																		
Quality	04	Quality Level 04															PREVIOUS YEAR MKT VALUE																		
DOR CODE	0100	SINGLE FAMILY																																	
MAP NUM		MKT AREA																																	
NEIGHBORHOOD/LOC	4038.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,836	100	2012	1,836	207,760																														
FGR	406	55	2012	223	25,234																														
FOP	24	30	2012	7	792																														
FOP	120	30	2012	36	4,074																														
TOTALS	2,386			2,102	237,860																														
EXTRA FEATURES						96417 COMMODORE POINT DR, YULEE																													
L N	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	656.00	SF	5.20	5.20	100	2012	2012	3	92	3,138																			
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	81	243																			
3	0476	VF 6 SBPL	0	100	0	0	250.00	LF	32.00	32.00	100	2012	2012	3	81	6,480																			
LAND DESCRIPTION																		TOTAL OB/XF 9,861																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																		