LOT 364
IN OR 1652/1980
HERON ISLES #2 PB 7/218

WALSH CLINTON S
96413 COMMODORE POINT DRIVE
YULEE, FL 32097

2025

37-3N-28-0740-0364-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
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

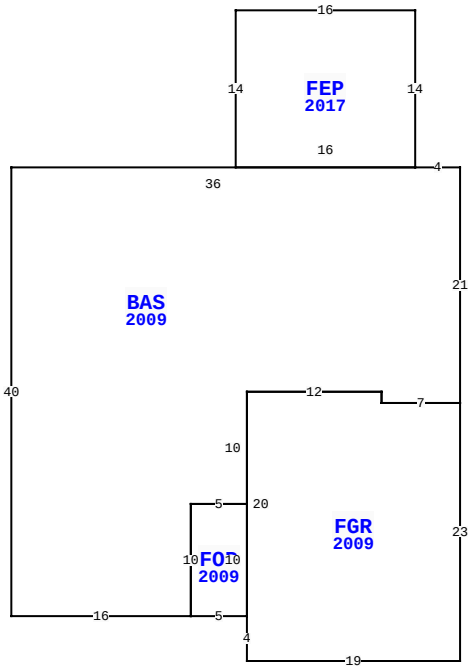
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,177	100	2009	1,177	130,687
FEP	224	80	2017	179	19,875
FGR	449	55	2009	247	27,425
FOP	50	30	2009	15	1,666
TOTALS	1,900			1,618	179,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,618	119.5236	119.52	193,383	2009	2009	0	0	0	7.10	92.90

1 SINGLE FAM – 100% - 2010 Heated Area: 1177 HX Base Yr 2010



96413 COMMODORE POINT DR, YULEE

BLD DATE	02/10/2010	RK	LGL DATE		
XF DATE			LAND DATE	05/13/2025	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		179,653
TOTAL MARKET OB/XF VALUE		3,129
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		247,782
SOH/AGL Deduction		119,796
ASSESSED VALUE		127,986
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,264
TOTAL JUST VALUE		247,782
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22903	CO ISSUED	0	12/09/2009
E0922150	ELEC OTHER	2,000	10/01/2009
M0914879	H/AC	0	10/01/2009
P0913952	OTHER	0	10/01/2009
R0912112	REPAIR/RRF	2,000	10/01/2009
B0922903	NEW CONSTR	116,688	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1652/1980	12/09/2009	WD	Q	I	01	125,900
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: WALSH CLINTON S						
1640/1136	9/21/2009	WD	U	V	30	25,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: B S LAND INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W4 FEP=[YR=2017] N14 W16 S14 E16 $ W36 S40 E16 FOP=[YR=2009] E5 FGR=[YR=2009] S4 E19 N23 W7 N1 W12 S20 $ N10 W5 S10 $ N10 E5 N10 E12 S1 E7 N21 $.

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	676.00	SF	5.20	5.20	100	2009	2009	3	89	3,129	

LAND DESCRIPTION

TOTAL OB/XF 3,129

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