LOT 365
HERON ISLES #2 PB 7/218

LUCIO RACHEL A
96409 COMMODORE POINT DRIVE
YULEE, FL 32097

2025

37-3N-28-0740-0365-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		4 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

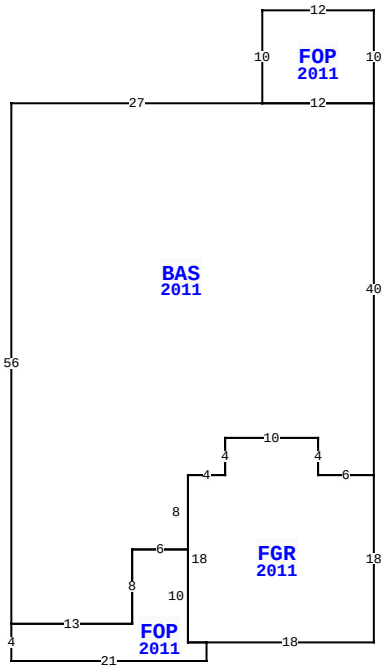
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,776	100	2011	1,776	188,762
FGR	400	55	2011	220	23,383
FOP	120	30	2011	36	3,826
FOP	128	30	2011	38	4,039
TOTALS	2,424			2,070	220,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,070	113.1900	113.19	234,303	2011	2011	0	0	0	6.10	93.90

1 SINGLE FAM – 100% - 2012 Heated Area: 1776 HX Base Yr 2012



96409 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		220,011
TOTAL MARKET OB/XF VALUE		3,014
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		288,025
SOH/AGL Deduction		142,367
ASSESSED VALUE		145,658
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,936
TOTAL JUST VALUE		288,025
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24390	CO ISSUED	0	05/25/2011
M16019	H/AC	0	03/01/2011
B24390	NEW CONSTR	196,007	02/01/2011
P14662	NEW CONSTR	0	02/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2466/1866	4/05/2021	WD	U	I	11	100
GRANTOR: LUCIO RYAN J						
GRANTEE: LUCIO RACHEL A						
2450/1787	4/05/2021	WD	U	I	11	100
GRANTOR: LUCIO RYAN J						
GRANTEE: LUCIO RACHEL A						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2011] W12 S10 BAS=[YR=2011] W27 S56 FOP=[YR=2011] S4 E21 N2 FGR=[YR=2011] E18 N18 W6 N4 W10 S4 W4 S18 E2$ W2 N10 W6 S8 W13$ E13 N8 E6 N8 E4 N4 E10 S4 E6 N40 W12$ E12 N10$.

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	637.00	SF	5.20	5.20	100	2011	2011	3	91	3,014	

LAND DESCRIPTION

TOTAL OB/XF 3,014

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