LOT 366
HERON ISLES #2 PB 7/218

AH4R PROPERTIES TWO LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

2025

37-3N-28-0740-0366-0000

BUILDING CHARACTERISTICS

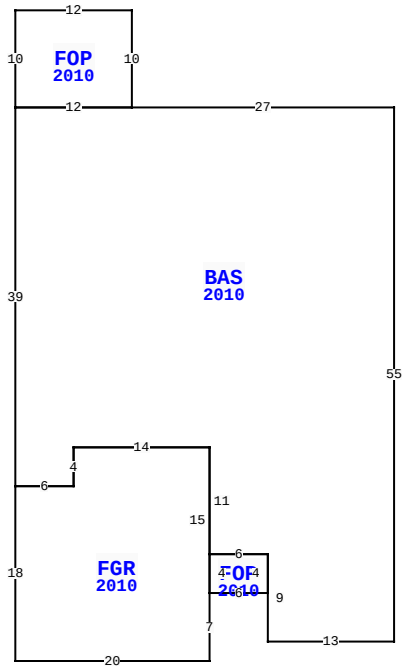
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,715	100	2010	1,715	181,309
FGR	416	55	2010	229	24,210
FOP	24	30	2010	7	740
FOP	120	30	2010	36	3,806
TOTALS	2,275			1,987	210,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,987	113.1900	113.19	224,909	2010	2010	0	0	0	6.60	93.40

1 SINGLE FAM – 0% - 0 Heated Area: 1715 HX Base Yr



96405 COMMODORE POINT DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

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	0	0	0	620.00	SF	5.20	5.20	100	2010	2010	3	90	2,902	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	210,065
TOTAL MARKET OB/XF VALUE	2,902
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	277,967
SOH/AGL Deduction	0
ASSESSED VALUE	277,967
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	277,967
TOTAL JUST VALUE	277,967
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	268,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23898	CO ISSUED	0	11/29/2010
E22937	NEW CONSTR	0	09/01/2010
M15642	H/AC	0	09/01/2010
P14432	NEW CONSTR	0	09/01/2010
B23898	NEW CONSTR	187,336	08/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2479/1503	7/14/2021	WD	Q	I	01	278,500
GRANTOR: ZILLOW HOMES PROPERTY						
GRANTEE: AH4R PROPERTIES TWO						
2463/1736	5/21/2021	WD	U	I	37	245,400
GRANTOR: TAYLOR WILLIAM R & AS						
GRANTEE: ZILLOW HOMES PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W27 FOP=[YR=2010] N10 W12 S10 E12 $ W12 S39
FGR=[YR=2010] S18 E20 N7 FOP=[YR=2010] E6 N4 W6 S4 $ N15
W14 S4 W6 $ E6 N4 E14 S11 E6 S9 E13 N55 $.

LAND DESCRIPTION

TOTAL OB/XF 2,902

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	0		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