LOT 370
HERON ISLES #2 PB 7/218

YORK ALLEN GUNNAR/YORK DONALD ALLEN ETAL
96389 COMMODORE POINT DR
YULEE, FL 32041

2025

37-3N-28-0740-0370-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

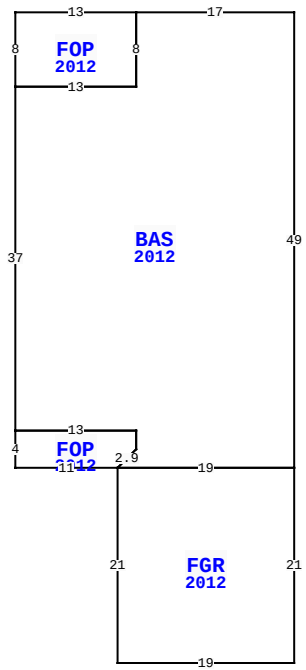
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,316	100	2012	1,316	150,798
FGR	399	55	2012	219	25,095
FOP	50	30	2012	15	1,719
FOP	104	30	2012	31	3,552
TOTALS	1,869			1,581	181,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,581	121.4514	121.45	192,012	2012	2012	0	0	0	5.65	94.35

1 SINGLE FAM – 0% - 2025 Heated Area: 1316 HX Base Yr



96389 COMMODORE POINT DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	181,163
TOTAL MARKET OB/XF VALUE	3,234
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	249,397
SOH/AGL Deduction	0
ASSESSED VALUE	249,397
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	249,397
TOTAL JUST VALUE	249,397
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26436	CO ISSUED	0	12/26/2012
M1217681	H/AC	158,549	10/01/2012
B26436	NEW CONSTR	158,549	09/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2727/1543	7/24/2024	LE	U	I	11	100
GRANTOR: RENSHAW BARBARA						
GRANTEE: YORK ALLEN GUNNAR						
1836/0568	1/18/2013	WD	Q	I	01	122,000
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: RENSHAW BARBARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W17 FOP=[YR=2012] W13 S8 E13 N8 $ S8 W13 S37 FOP=[YR=2012] S4 E11 FGR=[YR=2012] S21 E19 N21 W19 $ U2 R2 N2 W13 $ E13 S2 D2 L2 E19 N49 $.

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	676.00	SF	5.20	5.20	100	2012	2012	3	92	3,234	

LAND DESCRIPTION

TOTAL OB/XF 3,234

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