LOT 371
HERON ISLES #2 PB 7/218

HART COURTNEY
96385 COMMODORE POINT DR
YULEE, FL 32097

2025

37-3N-28-0740-0371-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		N/A 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

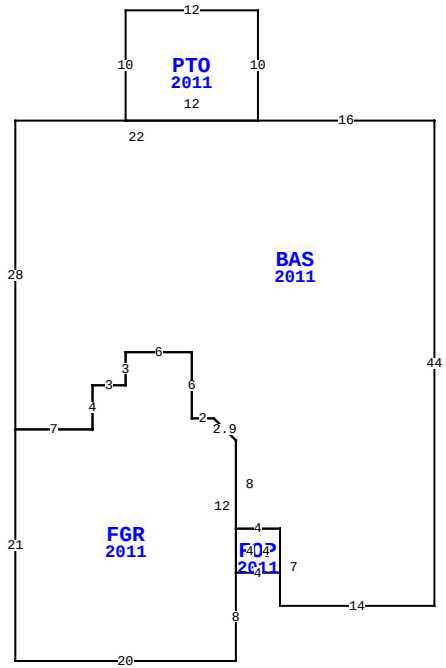
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,268	100	2011	1,268	142,211
FGR	476	55	2011	262	29,384
FOP	16	30	2011	5	561
PTO	120	5	2011	6	673
TOTALS	1,880			1,541	172,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,541	119.9520	119.95	184,843	2011	2011	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1268 HX Base Yr 2024



96385 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		172,828
TOTAL MARKET OB/XF VALUE		3,028
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		240,856
SOH/AGL Deduction		3,168
ASSESSED VALUE		237,688
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		186,966
TOTAL JUST VALUE		240,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24571	CO ISSUED	0	01/30/2012
B24571	NEW CONSTR	198,237	04/01/2011
E23374	NEW CONSTR	0	04/01/2011
M16107	H/AC	0	04/01/2011
P14711	NEW CONSTR	0	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2687/46	12/22/2023	WD	Q	I	01	290,000
GRANTOR: MILLER TRUST						
GRANTEE: HART COURTNEY						
2362/1852	5/19/2020	SW	U	I	11	100
GRANTOR: MILLER JOHN J & PATRI						
GRANTEE: MILLER TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W16 PTO=[YR=2011] N10 W12 S10 E12 $ W22 S28
FGR=[YR=2011] S21 E20 N8 FOP=[YR=2011] E4 N4 W4 S4 $ N12
U2 L2 W2 N6 W6 S3 W3 S4 W7 $ E7 N4 E3 N3 E6 S6 E2 D2 R2 S8
E4 S7 E14 N44 $.

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	640.00	SF	5.20	5.20	100	2011	2011	3	91	3,028	

LAND DESCRIPTION

TOTAL OB/XF 3,028

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