LOT 372
HERON ISLES #2 PB 7/218

SCHUMAN LLC
3500 S DUPONT HWY
DOVER, DE 19901

2025

37-3N-28-0740-0372-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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

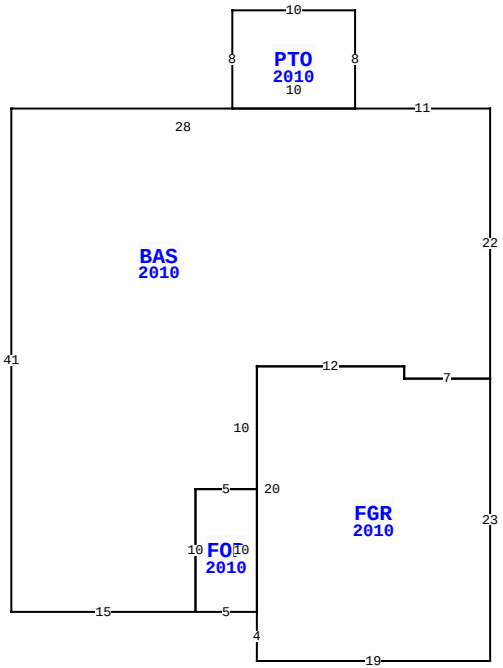
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	2010	1,176	135,685
FGR	449	55	2010	247	28,499
FOP	50	30	2010	15	1,731
PTO	80	5	2010	4	462
TOTALS	1,755			1,442	166,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,442	123.3960	123.40	177,943	2010	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1176 HX Base Yr



96381 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	166,377
TOTAL MARKET OB/XF VALUE	3,201
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	234,578
SOH/AGL Deduction	0
ASSESSED VALUE	234,578
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	234,578
TOTAL JUST VALUE	234,578
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	224,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23021	CO ISSUED	0	09/01/2010
E22267	ELEC OTHER	0	11/01/2009
R12181	REPAIR/RRF	2,000	11/01/2009
B23021	NEW CONSTR	116,688	11/01/2009
M14946	H/AC	0	11/01/2009
P14020	OTHER	0	11/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2591/1222	9/13/2022	WD	Q	I	01	278,300
GRANTOR: OFFERPAD SPE BORROWER						
GRANTEE: SCHUMAN LLC						
2587/0071	8/25/2022	WD	U	I	37	265,000
GRANTOR: MAHAFFEY TAYLOR A						
GRANTEE: OFFERPAD SPE BORROW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W11 PTO=[YR=2010] N8 W10 S8 E10 $ W28 S41 E15
FOP=[YR=2010] E5 FGR=[YR=2010] S4 E19 N23 W7 N1 W12 S20 $
N10 W5 S10 $ N10 E5 N10 E12 S1 E7 N22 $.

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	684.00	SF	5.20	5.20	100	2010	2010	3	90	3,201	

LAND DESCRIPTION

TOTAL OB/XF 3,201

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	0003	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