LOT 373
HERON ISLES #2 PB 7/218

TOCE CHERYL D
96377 COMMODORE POINT DRIVE
YULEE, FL 32097

2025

37-3N-28-0740-0373-0000

BUILDING CHARACTERISTICS

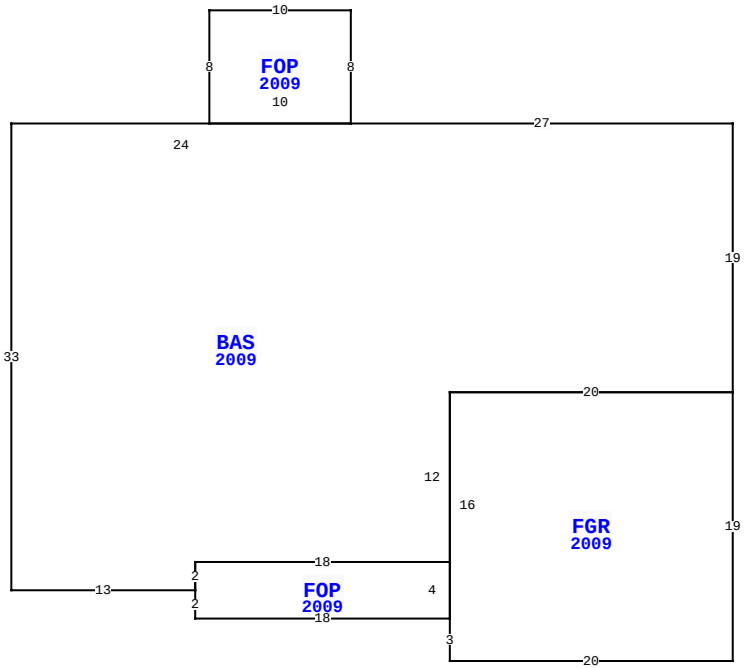
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,367	100	2009	1,367	148,413
FGR	380	55	2009	209	22,691
FOP	72	30	2009	22	2,388
FOP	80	30	2009	24	2,606
TOTALS	1,899			1,622	176,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,622	116.7390	116.74	189,352	2009	2009	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2011 Heated Area: 1367 HX Base Yr 2011



96377 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		176,097
TOTAL MARKET OB/XF VALUE		6,461
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		247,558
SOH/AGL Deduction		122,815
ASSESSED VALUE		124,743
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,021
TOTAL JUST VALUE		247,558
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2101420	REPAIR/RRF	13,942	02/01/2021
C21592	CO ISSUED	0	02/18/2010
B21592	NEW CONSTR	129,954	07/01/2008
E21096	ELEC OTHER	2,000	07/01/2008
M14034	MECH OTHER	0	07/01/2008
R11366	REPAIR/RRF	2,000	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2797/931	6/27/2025	WD	Q	I	01	295,000
GRANTOR: BLAHUTA CAITLIN D & J						
GRANTEE: TOCE CHERYL D						
1702/0444	9/28/2010	WD	Q	I	01	139,900
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: MILLER CAITLIN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W27 FOP=[YR=2009] N8 W10 S8 E10 $ W24 S33 E13 FOP=[YR=2009] S2 E18 FGR=[YR=2009] S3 E20 N19 W20 S16 $ N4 W18 S2 $ N2 E18 N12 E20 N19 $.

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	724.00	SF	5.20	5.20	100	2009	2009	3	89	3,351	
2	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2012	2012	3	81	3,110	

LAND DESCRIPTION

TOTAL OB/XF 6,461

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