LOT 374
HERON ISLES #2 PB 7/218

ROUSE DENISHA & BRUCE
96373 COMMODORE POINT DR
YULEE, FL 32097

2025

37-3N-28-0740-0374-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

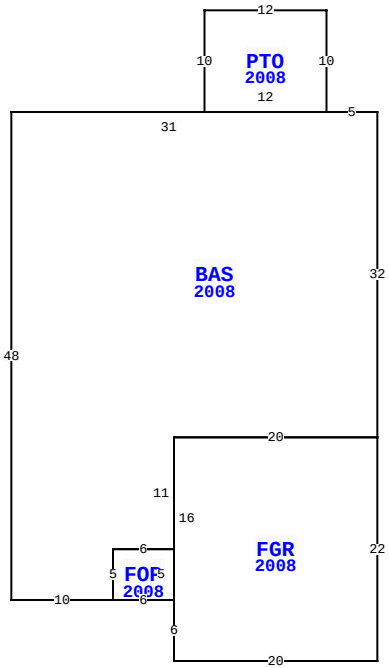
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,378	100	2008	1,378	148,803
FGR	440	55	2008	242	26,132
FOP	30	30	2008	9	972
PTO	120	5	2008	6	648
TOTALS	1,968			1,635	176,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,635	116.7390	116.74	190,870	2008	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1378 HX Base Yr 2022



96373 COMMODORE POINT DR, YULEE

BLD DATE	12/03/2008	RK	LGL DATE	
XF DATE	12/03/2008	RK	LAND DATE	05/13/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		176,555
TOTAL MARKET OB/XF VALUE		3,089
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		244,644
SOH/AGL Deduction		29,034
ASSESSED VALUE		215,610
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		164,888
TOTAL JUST VALUE		244,644
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21525	CO ISSUED	0	09/29/2008
E21094	ELEC OTHER	2,000	07/01/2008
M14032	MECH OTHER	0	07/01/2008
R11327	REPAIR/RRF	2,000	06/01/2008
B21525	NEW CONSTR	122,826	06/01/2008
P13272	OTHER	0	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2508/1684	8/13/2021	WD	Q	I	01	271,200
GRANTOR: RIDDELL JOHN E IV & L						
GRANTEE: ROUSE DENISHA & BRU						
1587/1256	10/01/2008	WD	Q	I		161,900
GRANTOR: B S LAND INVESTMENTS						
GRANTEE: RIDDELL JOHN E IV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W5 PTO=[YR=2008] N10 W12 S10 E12 $ W31 S48 E10 FOP=[YR=2008] E6 FGR=[YR=2008] S6 E20 N22 W20 S16 $ N5 W6 S5 $ N5 E6 N11 E20 N32 $.

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	675.00	SF	5.20	5.20	100	2008	2008	3	88	3,089	

LAND DESCRIPTION

TOTAL OB/XF 3,089

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	000134	C	RES POND	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