LOT 377 & E1/2 OF LOT 376
IN OR 2386/1116
HERON ISLES #2 PB 7/218

SCOTT CHRISTOPHER DALE
96361 COMMODORE POINT DR
YULEE, FL 32097

2025

37-3N-28-0740-0377-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

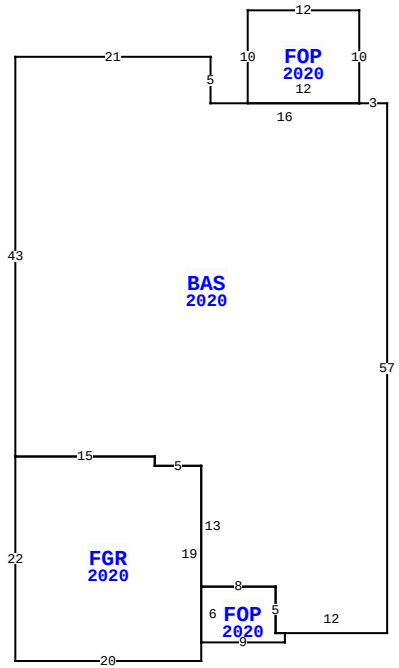
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,970	100	2020	1,970	211,645
FGR	435	55	2020	239	25,677
FOP	49	30	2020	15	1,611
FOP	120	30	2020	36	3,868
TOTALS	2,574			2,260	242,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,260	109.0740	109.07	246,498	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1970 HX Base Yr 2021



96361 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		242,801
TOTAL MARKET OB/XF VALUE		6,597
TOTAL LAND VALUE - MARKET		92,625
TOTAL MARKET VALUE		342,023
SOH/AGL Deduction		100,090
ASSESSED VALUE		241,933
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		191,211
TOTAL JUST VALUE		342,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1908360	CO ISSUED	0	01/27/2020
B1908360	NEW CONSTR	285,447	08/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2571/0048	5/20/2022	QC	U	I	11	100
GRANTOR: SCOTT CHRISTOPHER DAL						
GRANTEE: SCOTT CHRISTOPHER D						
2386/1116	8/14/2020	WD	Q	I	01	245,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: SCOTT CHRISTOPHER D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W3 FOP=[YR=2020] N10 W12 S10 E12$ W16 N5 W21 S43 FGR=[YR=2020] S22 E20 N2 FOP=[YR=2020] E9 N1 W1 N5 W8 S6$ N19 W5 N1 W15$ E15 S1 E5 S13 E8 S5 E12 N57$.

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	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2020	2020	3	98	229	
2	0810	CONCRETE A	0	100	40	16	640.00	SF	6.50	6.50	100	2020	2020	3	98	4,077	
3	0476	VF 6 SBPL	0	100	0	0	66.00	LF	32.00	32.00	100	2020	2020	3	95	2,006	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 6,597

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	1.50	LT		1.00	1.00	0.95	65,000.00	61,750.00	92,625							

REVIEW DATE 03/10/2020 BY KW Total Acres: 0.00 Total Land Value: 92,625 Market: 0 Agricultural: 0 Common: 92,625 PRINTED 07/30/2025 BY SYS