LOT 380
HERON ISLES #2 PB 7/218

LYNN REBEKAH L/E/
96366 COMMODORE POINT DR
YULEE, FL 32097

**2025**

**37-3N-28-0740-0380-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

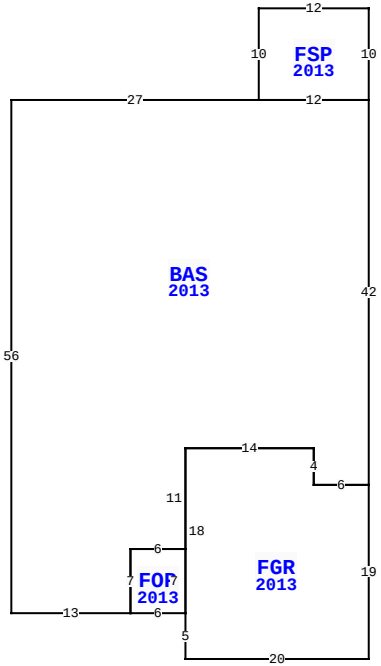
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| 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 | 1,806 | 100 | 2013 | 1,806 | 208,163 |
| FGR | 436 | 55 | 2013 | 240 | 27,663 |
| FOP | 42 | 30 | 2013 | 13 | 1,499 |
| FSP | 120 | 40 | 2013 | 48 | 5,533 |
| TOTALS | 2,404 | | | 2,107 | 242,857 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,107 | 121.5249 | 121.52 | 256,043 | 2013 | 2013 | 0 | 0 | 0 | 5.15 | 94.85 |

1 SINGLE FAM – 100% - 2021 Heated Area: 1806 HX Base Yr 2021




96366 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 | | 242,857 |
| TOTAL MARKET OB/XF VALUE | | 3,071 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 310,928 |
| SOH/AGL Deduction | | 88,967 |
| ASSESSED VALUE | | 221,961 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 171,239 |
| TOTAL JUST VALUE | | 310,928 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 301,096 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1327365 | CO ISSUED | 0 | 12/04/2013 |
| B1328115 | SCRNWALL | 1,316 | 12/01/2013 |
| P1316738 | NEW CONSTR | 0 | 08/01/2013 |
| B1327365 | NEW CONSTR | 211,621 | 06/01/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2761/1024 | 1/14/2025 | LE | U | I | 11 | 100 |
| GRANTOR: LYNN REBEKAH | | | | | | |
| GRANTEE: DOSSIN REBEKAH LYNN | | | | | | |
| 2342/1111 | 2/21/2020 | SW | U | I | 18 | 195,200 |
| GRANTOR: SECRETARY OF VETERANS | | | | | | |
| GRANTEE: LYNN REBEKAH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2013] W12 S10 BAS=[YR=2013] W27 S56 E13
FOP=[YR=2013] E6 FGR=[YR=2013] S5 E20 N19 W6 N4 W14 S18 $
N7 W6 S7 $ N7 E6 N11 E14 S4 E6 N42 W12 $ E12 N10 $.

## 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 | 635.00 | SF | 5.20 | 5.20 | 100 | 2013 | 2013 | 3 | 93 | 3,071 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,071

| 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