

LOT 381
IN OR 1999/1678
HERON ISLES #2 PB 7/218

HOOKE DONNA ANN/TARDIFF DEBRA ANN
96372 COMMODORE POINT DR
YULEE, FL 32097

2025

37-3N-28-0740-0381-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 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	1,689	100	2013	1,689	194,677
FGR	430	55	2013	236	27,202
FOP	121	30	2013	36	4,150
FOP	140	30	2013	42	4,841
TOTALS	2,380			2,003	230,870

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	640.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	30.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	
4	0479	VF PICKET	0	100	0	0	55.00	LF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,003	121.5249	121.52	243,405	2013	2013	0	0	0	5.15	94.85	
1 SINGLE FAM - 100% - 2016 Heated Area: 1689 HX Base Yr 2016													
96372 COMMODORE POINT DR, YULEE													

96372 COMMODORE POINT DR, YULEE													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/13/2025 MLU													

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					230,870				
TOTAL MARKET OB/XF VALUE					4,598				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					300,468				
SOH/AGL Deduction					148,162				
ASSESSED VALUE					152,306				
TOTAL EXEMPTION VALUE					100,722				
BASE TAXABLE VALUE					51,584				
TOTAL JUST VALUE					300,468				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					290,665				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327272	CO ISSUED	0	01/22/2014
E1326413	NEW CONSTR	0	07/01/2013
B1327272	NEW CONSTR	204,484	06/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1999/1678	8/27/2015	WD	Q	I	01	168,000	
GRANTOR: BUNCH INGALISA LATREL							
GRANTEE: HOOKE DONNA ANN & D							
1997/0359	8/12/2015	QC	U	I	11	100	
GRANTOR: WILLIAMS IAN W JR							
GRANTEE: BUNCH INGALISA LATR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2013] W11 BAS=[YR=2013] W29 S36 FGR=[YR=2013] S23 E20 FOP=[YR=2013] S2 E20 N7 W20 S5 \$ N21 W15 N2 W5 \$ E5 S2 E15 S15 E20 N42 W11 N11 \$ S11 E11 N11 \$.									