

LOT 382
IN OR 1864/532
HERON ISLES #2 PB 7/218

FULMER JEFFREY R & KELLY S
96380 COMMODORE POINT DR
YULEE, FL 32097

2025

37-3N-28-0740-0382-0000



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	14	CARPET 70
Interior Floor	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	1,277	100	2013	1,277	145,287
FGR	399	55	2013	219	24,916
FOP	10	30	2013	3	341
PTO	35	5	2013	2	228
TOTALS	1,721			1,501	170,773

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	608.00	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	

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	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,501	119.9520	119.95	180,045	2013	2013	0	0	5.15	94.85
1 SINGLE FAM - 100% - 2014 Heated Area: 1277 HX Base Yr 2014											
96380 COMMODORE POINT DR, YULEE											

TOTAL OB/XF											
3,986											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						170,773					
TOTAL MARKET OB/XF VALUE						3,986					
TOTAL LAND VALUE - MARKET						65,000					
TOTAL MARKET VALUE						239,759					
SOH/AGL Deduction						114,942					
ASSESSED VALUE						124,817					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						74,095					
TOTAL JUST VALUE						239,759					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						229,900					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226652	C0 ISSUED	0	05/01/2013
M1317900	H/AC	0	01/01/2013
P1216276	NEW CONSTR	0	12/01/2012
B1226652	NEW CONSTR	148,195	11/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1864/0532	6/21/2013	WD	Q	I	01	133,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: FULMER JEFFREY ROBE							
1825/1491	11/16/2012	WD	U	V	30	49,200	
GRANTOR: HERON ISLES JOINT VEN							
GRANTEE: D R HORTON INC-JACK							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2013] W19 PTO=[YR=2013] N5 W7 S5 E7 \$ W20 S33 E14 FOP=[YR=2013] E6 FGR=[YR=2013] S21 E19 N21 W19 \$ U2 L2 W4 S2 \$ N2 E4 D2 R2 E19 N33 \$.											