

LOT 386
ESMT PT OR 1752/857
HERON ISLES #2 PB 7/218

HILL SHARON D/HILL ASHLEY MICHELE
96402 COMMODORE POINT DR
YULEE, FL 32097

2025

37-3N-28-0740-0386-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
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	1,836	100	2011	1,836	202,587
FGR	406	55	2011	223	24,606
FOP	24	30	2011	7	773
FOP	120	30	2011	36	3,972
TOTALS	2,386			2,102	231,939

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	644.00	SF	5.20
2	0825	BRICK	0	100	0	0	313.00	SF	9.38
3	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,102	117.5118	117.51	247,006	2011	2011	0	0	6.10	93.90
1 SINGLE FAM - 100% - 2022 Heated Area: 1836 HX Base Yr 2022											
96402 COMMODORE POINT DR, YULEE											

TOTAL OB/XF											
9,830											

UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					231,939				
TOTAL MARKET OB/XF VALUE					9,830				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					306,769				
SOH/AGL Deduction					38,743				
ASSESSED VALUE					268,026				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					217,304				
TOTAL JUST VALUE					306,769				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					297,024				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1124983	CO ISSUED	0	11/21/2011
E23768	NEW CONSTR	0	09/01/2011
B24983	NEW CONSTR	201,574	08/01/2011
P14912	NEW CONSTR	0	08/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2506/0268	10/15/2021	WD	Q	I	01	355,000
GRANTOR: MCCLENDON ROBERT A &						
GRANTEE: HILL SHARON D & ASH						
1943/0259	9/17/2014	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: MCCLENDON ROBERT A						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2011] W12 S10 BAS=[YR=2011] W27 S56 E13 N3 FOP=[YR=2011] E6 FGR=[YR=2011] S8 E20 N19 W6 N3 W10 S4 W4 S10\$ N4 W6 S4 \$ N4 E6 N6 E4 N4 E10 S3 E6 N42 W12 \$ E12 N10 \$.									