LOT 402
HERON ISLES #2 PB 7/218

LANDINO NICHOLAS & AMELIA 1999 TRUST/LANDINO NICHO
96430 COMMODORE POINT DR
YULEE, FL 32097

2025

37-3N-28-0740-0402-0000

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

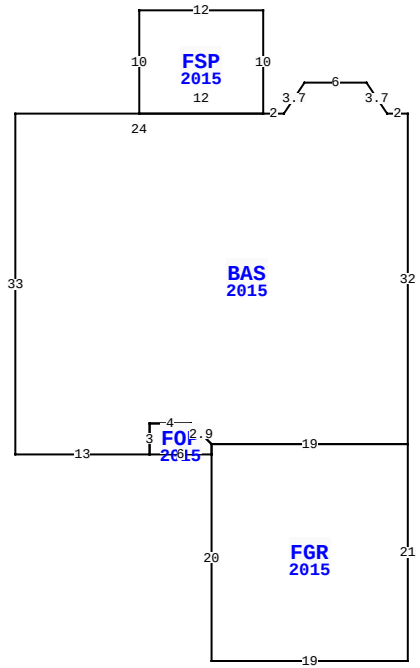
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,243	100	2015	1,243	147,891
FGR	399	55	2015	219	26,056
FOP	16	30	2015	5	595
FSP	120	40	2015	48	5,711
TOTALS	1,778			1,515	180,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,515	124.1289	124.13	188,057	2015	2015	0	0	0	4.15	95.85

1 SINGLE FAM – 100% - 2022 Heated Area: 1243 HX Base Yr 2022



96430 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		180,253
TOTAL MARKET OB/XF VALUE		6,224
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		251,477
SOH/AGL Deduction		31,071
ASSESSED VALUE		220,406
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		169,684
TOTAL JUST VALUE		251,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429465	CO ISSUED	0	02/17/2015
B1429465	NEW CONSTR	157,793	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2598/1642	10/25/2022	WD	U	I	11	100
GRANTOR: LANDINO NICHOLAS & AM						
GRANTEE: LANDINO NICHOLAS &						
2478/0845	7/01/2021	WD	Q	I	02	272,000
GRANTOR: GASKILL GWENDOLYN C						
GRANTEE: LANDINO NICHOLAS &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W2 U3 L2 W6 D3 L2 W2 FSP=[YR=2015] N10 W12 S10 E12 $ W24 S33 E13 FOP=[YR=2015] E6 FGR=[YR=2015] S20 E19 N21 W19 S1 $ N1 U2 L2 W4 S3 $ N3 E4 D2 R2 E19 N32 $.

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	1,260.00	SF	5.20	5.20	100	2015	2015	3	95	6,224	

LAND DESCRIPTION

TOTAL OB/XF 6,224

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	000100	C	RES	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