

**GONZALEZ ELIEZER & MORELIA L/E/
96693 COMMODORE POINT DRIVE
YULEE, FL 32097**

37-3N-28-0740-0171-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 70
Exterior Wall16WD FR STUC 30
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo13LVT/LAMNT 50
Interior Flee14CARPET 50
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 100
0 100
Occupancy00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,499	100	2006	1,499	153,706
FEP	210	80	2007	168	17,226
FGR	440	55	2006	242	24,815
FOP	30	30	2006	9	923
PTO	94	5	2007	5	512

TOTALS2,2731,923197,182

CONSTRUCTION

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0100011,923107.7020113.09217,472200620060009.3390.67

MARKET ADJUSTMENTS

HEATED AREA: 1499HX Base Yr 2007

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

STANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE197,182
TOTAL MARKET OB/XF VALUE0
TOTAL LAND VALUE - MARKET65,000
TOTAL MARKET VALUE262,182
SOH/AGL Deduction124,663
ASSESSED VALUE137,519
TOTAL EXEMPTION VALUEHX HB51,411
BASE TAXABLE VALUE86,108
TOTAL JUST VALUE262,182
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE267,826

PERMIT NUMDESCRIPTIONAMTISSUED
B20698ADDITION12,00010/01/2007
E17254NEW CONSTR1,90005/01/2006
M11511H/AC005/01/2006
P10879NEW CONSTR003/01/2006
C17139CO ISSUED156,99002/01/2006
R08932REPAIR/RRF1,50002/01/2006

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCDSALE PRICE
2833/68812/04/2025LEUII11100
GRANTOR: GONZALEZ ELIEZER & MO
GRANTEE: WHITLOW GRACE
1435/08958/07/2006WDAQI172,800
GRANTOR: RICHMOND AMERICAN HOM
GRANTEE: GONZALEZ ELIEZER &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N3 E4 N52 FEP=[YR=2007] N14 PTO=[YR=2007]
N5W16S19E1N14E15\$W15 S14E15\$ W30 S49 FGR=[YR=2006] S21E20 N18 U3 L3 N4 W6 S4 W11\$E11 N4 E6 S4 D3 R3 S3FOP=[YR=2006] S5 E6 N5 W6\$E6\$.

LAND DESCRIPTION

LUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT UNITUNITDPHT% TOT UNITADJ UNITLAND OTHER ADJUSTMENTSYEARDENSITYDECLFRZYRCONSRV
CODEDESCRPTIONDESCRPTIONCAPDDZONEUTESTYPEFACTCONDADJPRIPRICEVALUEAND NOTESYEARDENSDENCLFRZYRCNSRV

1 000100 C RES 100 0006 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 65,000.00 65,000.00 65,000

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS