LOT 175
IN OR 1323/722
HERON ISLES PHASE #1 PB 7/40

DRURY JAMES M & ABBEY S
96665 COMMODORE POINT DRIVE
YULEE, FL 32097

2026

37-3N-28-0740-0175-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

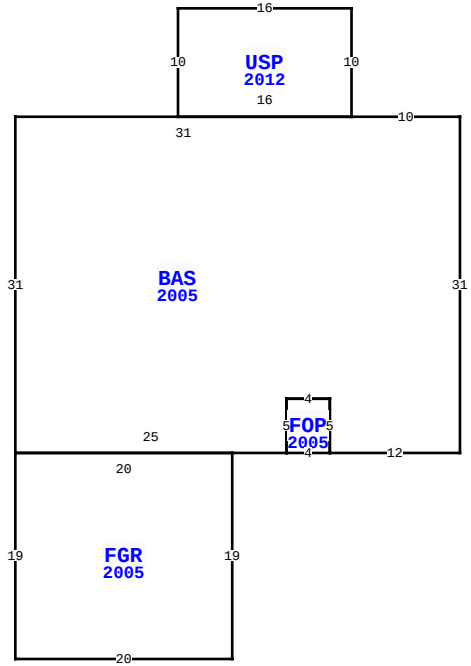
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,251	100	2005	1,251	133,204
FGR	380	55	2005	209	22,254
FOP	20	30	2005	6	639
USP	160	30	2012	48	5,111
TOTALS	1,811			1,514	161,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,514	112.4040	118.02	178,682	2005	2005	0	0	0	9.78	90.22

1 SINGLE FAM 100% - 2006 Heated Area: 1251 HX Base Yr 2006



96665 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		161,207
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		226,207
SOH/AGL Deduction		108,365
ASSESSED VALUE		117,842
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		66,431
TOTAL JUST VALUE		226,207
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14690	ELEC OTHER	2,000	03/01/2005
M09487	MECH OTHER	0	03/01/2005
P09115	OTHER	0	03/01/2005
R07331	REPAIR/RRF	5,000	03/01/2005
B14742	NEW CONSTR	93,534	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1323/0722	6/07/2005	WD	Q	I		134,600
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: DRURY JAMES M & ABB						
1302/0645	3/16/2005	WD	U	V	19	281,900
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: YOUNG AMERICAN HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W10 USP=[YR=2012] N10 W16 S10 E16$ W31 S31
FGR=[YR=2005] S19 E20 N19 W20$ E25 FOP=[YR=2005] E4 N5 W4 S5$
N5 E4 S5 E12 N31$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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