LOT 176
HERON ISLES PHASE #1 PB 7/40

EMIG ADAM R
96659 COMMODORE POINT DRIVE
YULEE, FL 32097

2026

37-3N-28-0740-0176-0000

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 60
Interior Floo	13	LVT/LAMNT 40
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

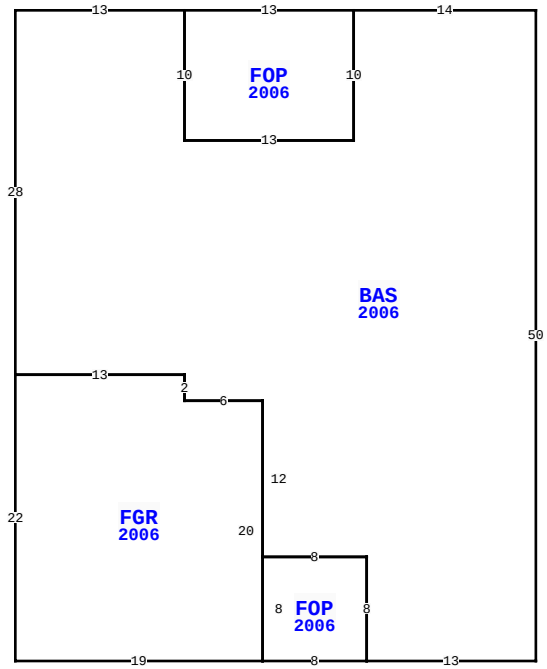
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	2006	1,400	148,028
FGR	406	55	2006	223	23,579
FOP	64	30	2006	19	2,009
FOP	130	30	2006	39	4,123
TOTALS	2,000			1,681	177,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,681	111.0000	116.55	195,921	2006	2006	0	0	0	9.28	90.72

1 SINGLE FAM 100% - 2021 Heated Area: 1400 HX Base Yr 2021



96659 COMMODORE POINT DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		177,740
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		242,740
SOH/AGL Deduction		61,785
ASSESSED VALUE		180,955
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		129,544
TOTAL JUST VALUE		242,740
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001446	ROOF	10,325	02/02/2022
M10965	MECH OTHER	0	01/01/2006
E16651	ELEC OTHER	2,000	01/01/2006
P10279	OTHER	0	11/01/2005
C15830	CO ISSUED	108,090	08/01/2005
R08075	REPAIR/RRF	3,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2316/0963	10/28/2019	WD	Q	I	01	200,000
GRANTOR: ALEXANDER DAVID W & J						
GRANTEE: EMIG ADAM R						
1543/0595	12/28/2007	WD	Q	I		156,000
GRANTOR: ENTRUST ADMINISTRATIO						
GRANTEE: ALEXANDER DAVID W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N50 W14 FOP=[YR=2006] W13 S10 E13 N10$S10 W13 N10 W13 S28 FGR=[YR=2006] S22 E19 FOP=[YR=2006] E8 N8 W8 S8$N20 W6 N2 W13$E13 S2 E6 S12 E8 S8 E13$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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