LOT 178
HERON ISLES PHASE #1 PB 7/40

DAY PATRICK & LAUREN
96619 COMMODORE POINT DR
YULEE, FL 32097

2026

37-3N-28-0740-0178-0000

BUILDING CHARACTERISTICS

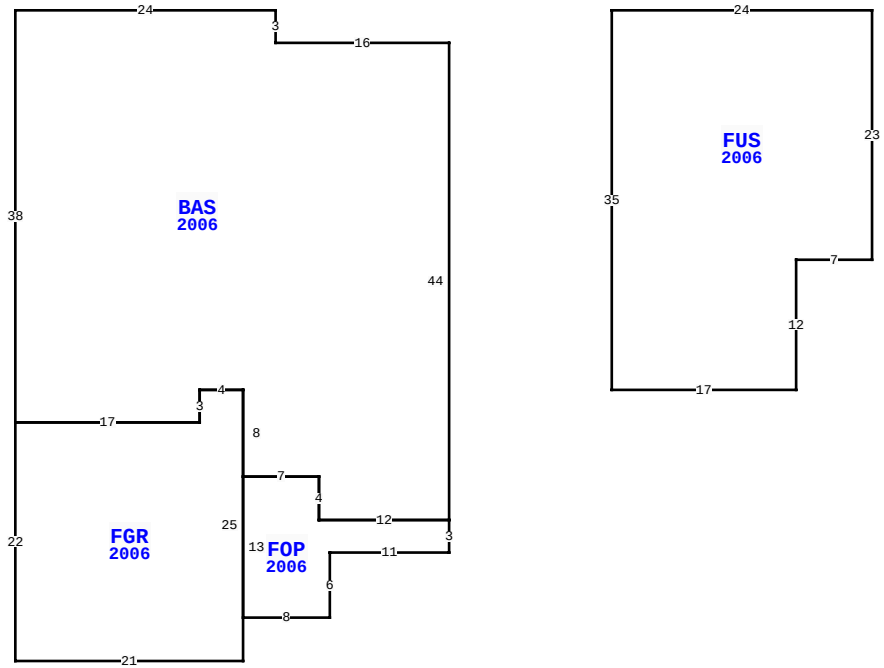
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,603	100	2006	1,603	162,771
FGR	474	55	2006	261	26,502
FOP	133	30	2006	40	4,062
FUS	756	100	2006	756	76,765
TOTALS	2,966			2,660	270,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,660	106.6560	111.99	297,893	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2023 Heated Area: 2359 HX Base Yr



96619 COMMODORE POINT DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		270,100
TOTAL MARKET OB/XF VALUE		3,299
TOTAL LAND VALUE - MARKET		113,750
TOTAL MARKET VALUE		387,149
SOH/AGL Deduction		34,936
ASSESSED VALUE		352,213
TOTAL EXEMPTION VALUE	13	352,213
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		387,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0617899	CO ISSUED	243,815	07/01/2006
E17686	ELEC OTHER	1,900	07/01/2006
M11832	MECH OTHER	0	07/01/2006
P11297	OTHER	0	07/01/2006
B0617899	NEW CONSTR	243,815	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2476/1170	6/25/2021	WD	Q	I	01	355,000
GRANTOR: GARRETT CARLTON A & L						
GRANTEE: DAY PATRICK & LAURE						
1450/1187	10/09/2006	WD	Q	I		241,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GARRETT CARLTON A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N44 W16 N3 W24 S38 FGR=[YR=2006] S22 E21 N25 W4 S3 W17$ E17 N3 E4 S8 FOP=[YR=2006] S13 E8 N6 E11 N3 W12 N4 W7$E7 S4 E12$ PTR=N12E15 FUS=[YR=2006] N35 E24 S23 W7 S12W17$ W15S12$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	
5	1242	WD DECK A	0	100	9	9	81.00	SF	10.00	10.00	100	2008	2008	3	27	219	

LAND DESCRIPTION

TOTAL OB/XF 3,299

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	1.75	1.75	65,000.00	113,750.00	113,750							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 113,750 Market: 0 Agricultural: 0 Common: 113,750 PRINTED 07/09/2026 BY SYS