LOT 183
HERON ISLES PHASE 1 REPLAT
PB 7/152

ROGERS AMBER L
96597 COMMODORE POINT DRIVE
YULEE, FL 32097

2026

37-3N-28-0740-0183-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

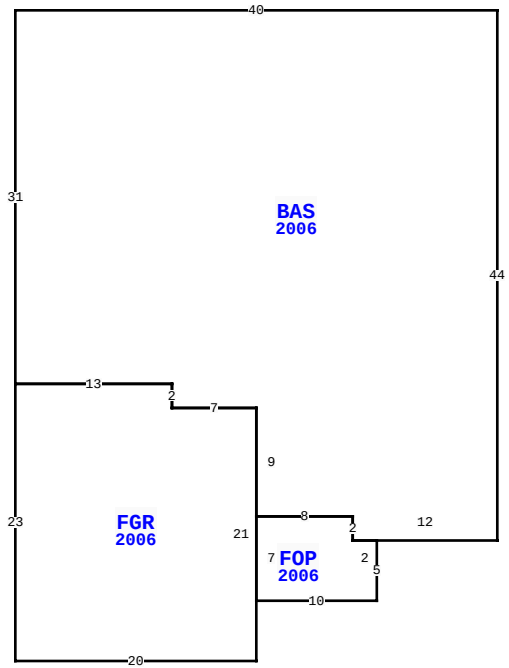
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,498	100	2006	1,498	153,744
FGR	446	55	2006	245	25,145
FOP	66	30	2006	20	2,052
TOTALS	2,010			1,763	180,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,763	108.3000	113.72	200,488	2006	2006	0	0	0	9.75	90.25

1 SINGLE FAM 100% - 2023 Heated Area: 1498 HX Base Yr 2023



96597 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		180,940
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		245,940
SOH/AGL Deduction		0
ASSESSED VALUE		245,940
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		194,529
TOTAL JUST VALUE		245,940
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2012056	ROOF	13,600	12/04/2020
M11772	MECH OTHER	0	07/01/2006
C0617935	CO ISSUED	138,336	06/01/2006
B0617935	NEW CONSTR	138,336	06/01/2006
E0617490	ELEC OTHER	2,000	06/01/2006
P0611229	OTHER	0	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/0899	2/10/2022	WD	Q	I	01	300,000
GRANTOR: EGGIMAN DEBRA JEAN						
GRANTEE: ROGERS AMBER L						
2461/1077	5/13/2021	QC	U	I	11	100
GRANTOR: SEPHTON STANLEY ALFRE						
GRANTEE: EGGIMAN DEBRA JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N44 W40 S31 FGR=[YR=2006] S23 E20 N21 W7 N2 W13$E13 S2 E7 S9 FOP=[YR=2006] S7 E10 N5 W2 N2 W8$E8 S2 E12$.

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