LOT 184
HERON ISLES PHASE 1 REPLAT
PB 7/152

BENSON CRAIG ROBERT
PO BOX 76
YULEE, FL 32041

2026

37-3N-28-0740-0184-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

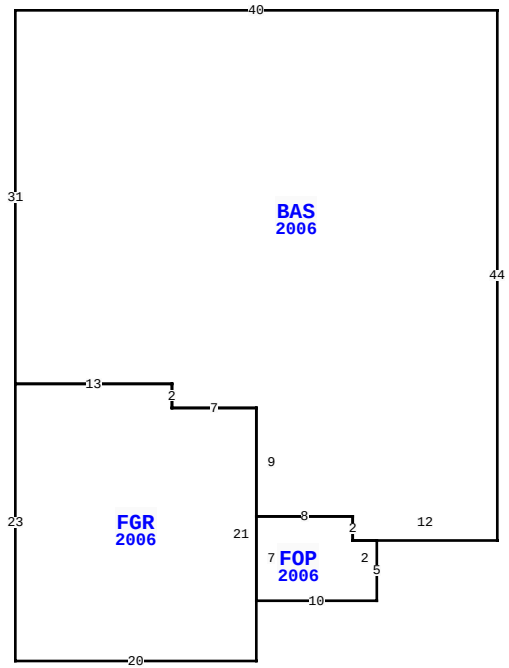
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,498	100	2006	1,498	155,822
FGR	446	55	2006	245	25,485
FOP	66	30	2006	20	2,080
TOTALS	2,010			1,763	183,387

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	109.2000	114.66	202,146	2006	2006	0	0	0	9.28	90.72

1 SINGLE FAM 100% - 2025 Heated Area: 1498 HX Base Yr 2025



96593 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		183,387
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		248,387
SOH/AGL Deduction		0
ASSESSED VALUE		248,387
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		196,976
TOTAL JUST VALUE		248,387
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2008186	REPAIR/RRF	11,993	09/01/2020
C0617937	CO ISSUED	138,336	06/01/2006
E0617559	ELEC OTHER	2,000	06/01/2006
M0611702	H/AC	0	06/01/2006
B0617937	NEW CONSTR	138,336	06/01/2006
P0611228	OTHER	0	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2737/977	9/09/2024	WD	Q	I	02	330,000
GRANTOR: BURCHETT SUSAN C						
GRANTEE: BENSON CRAIG ROBERT						
2282/1551	6/17/2019	WD	Q	I	01	181,000
GRANTOR: GODFREY JEFFREY H & D						
GRANTEE: BURCHETT SUSAN C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N44 W40 S31 FGR=[YR=2006] S23 E20 N21 W7 N2 W13$E13 S2 E7 S9 FOP=[YR=2006] S7 E10 N5 W2N2 W8$E8S2 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS