LOT 186
IN OR 2167/972
HERON ISLES PHASE 1 REPLAT

LUONG DUY THE/NGUYEN NGOC MINH
79653 PLUMMERS CREEK DR
YULEE, FL 32097

2026

37-3N-28-0740-0186-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

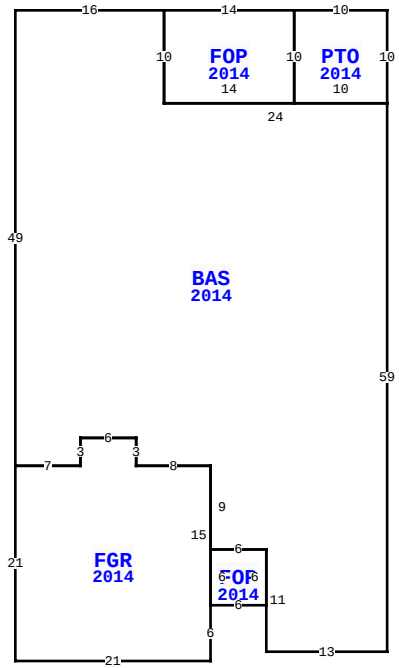
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,016	100	2014	2,016	228,448
FGR	459	55	2014	252	28,556
FOP	36	30	2014	11	1,246
FOP	140	30	2014	42	4,760
PTO	100	5	2014	5	566
TOTALS	2,751			2,326	263,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,326	113.7780	119.47	277,887	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 0% - 2026 Heated Area: 2016 HX Base Yr



96583 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	263,576
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	328,576
SOH/AGL Deduction	0
ASSESSED VALUE	328,576
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	328,576
TOTAL JUST VALUE	328,576
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428378	CO ISSUED	0	07/08/2014
B1428378	NEW CONSTR	251,226	02/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2167/0972	11/17/2017	WD	Q	I	01	225,000
GRANTOR: CRILOW MATTHEW & ANJA						
GRANTEE: LUONG DUY THE & NGO						
1948/1338	11/14/2014	SW	Q	I	02	180,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CRILOW MATTHEW & AN						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2014] W10 FOP=[YR=2014] W14 BAS=[YR=2014] W16 S49 FGR=[YR=2014] S21 E21 N6 FOP=[YR=2014] E6 N6 W6 S6 $ N15 W8 N3 W6 S3 W7 $ E7 N3 E6 S3 E8 S9 E6 S11 E13 N59 W24 N10 $ S10 E14 N10 $ S10 E10 N10 $.

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	0		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