LOT 188
HERON ISLES PHASE 1 REPLAT
PB 7/152

X&Y INGLEHAM LLC
11557 RED KOI DR
JACKSONVILLE, FL 32226

2026

37-3N-28-0740-0188-0000

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		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

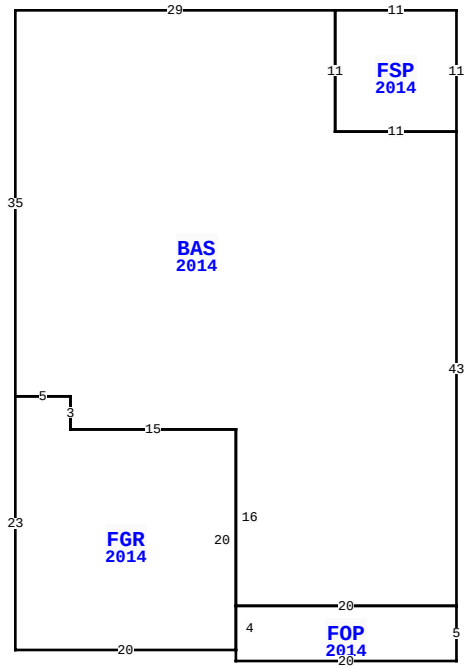
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,704	100	2014	1,704	196,406
FGR	415	55	2014	228	26,280
FOP	100	30	2014	30	3,458
FSP	121	40	2014	48	5,533
TOTALS	2,340			2,010	231,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,010	115.7380	121.52	244,255	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 0% - 2024 Heated Area: 1704 HX Base Yr



96573 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	231,676
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	296,676
SOH/AGL Deduction	0
ASSESSED VALUE	296,676
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,676
TOTAL JUST VALUE	296,676
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428341	CO ISSUED	0	06/09/2014
B1428341	NEW CONSTR	210,736	02/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/794	10/30/2023	WD	Q	I	01	310,000
GRANTOR: REEDER NICOLE						
GRANTEE: X&Y INGLEHAM LLC						
2649/544	6/13/2023	QC	U	I	11	100
GRANTOR: REEDER CHRISTOPHER L						
GRANTEE: REEDER NICOLE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2014] W11 BAS=[YR=2014] W29 S35 FGR=[YR=2014] S23 E20 FOP=[YR=2014] S1 E20 N5 W20 S4 $ N20 W15 N3 W5 $ E5 S3 E15 S16 E20 N43 W11 N11 $ S11 E11 N11 $.

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 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