LOT 190
IN OR 1933/395
HERON ISLES PHASE 1 REPLAT

SCHUMAN SEAN O
96567 COMMODORE POINT DR
YULEE, FL 32097

2026

37-3N-28-0740-0190-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

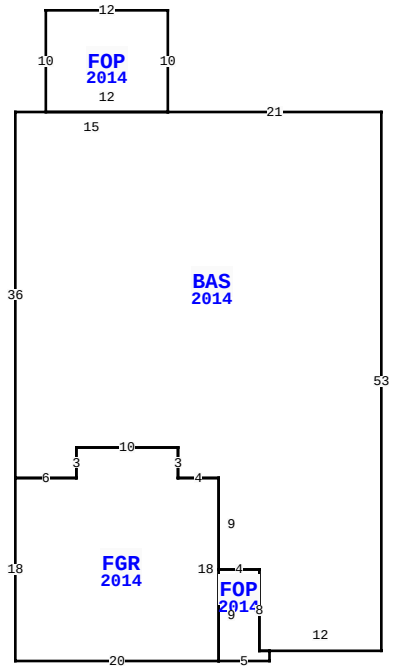
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,506	100	2014	1,506	176,684
FGR	390	55	2014	214	25,107
FOP	37	30	2014	11	1,291
FOP	120	30	2014	36	4,224
TOTALS	2,053			1,767	207,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,767	117.8000	123.69	218,560	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 100% - 2016 Heated Area: 1506 HX Base Yr 2016



96567 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		207,304
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		272,304
SOH/AGL Deduction		105,822
ASSESSED VALUE		166,482
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		115,071
TOTAL JUST VALUE		272,304
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428358	CO ISSUED	0	06/16/2014
B1428358	NEW CONSTR	181,873	02/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1933/0395	7/31/2014	WD	Q	I	02	155,600
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SCHUMAN SEAN O						
1877/1569	9/03/2013	SW	Q	V	05	263,000
GRANTOR: BWC LAND LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W21 FOP=[YR=2014] N10 W12 S10 E12 $ W15 S36
FGR=[YR=2014] S18 E20 FOP=[YR=2014] E5 N1 W1 N8 W4 S9 $ N18 W4 N3 W10 S3 W6 $ E6 N3 E10 S3 E4 S9 E4 S8 E12 N53 $.

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 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