LOT 192
HERON ISLES PHASE 1 REPLAT
PB 7/152

HENDERSON RUDOLPH A SR
96559 COMMODORE POINT DR
YULEE, FL 32097

2026

37-3N-28-0740-0192-0000

BUILDING CHARACTERISTICS

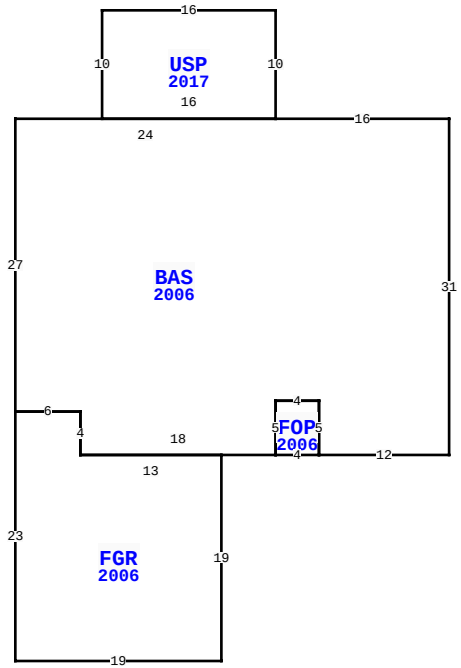
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,196	100	2006	1,196	137,818
FGR	385	55	2006	212	24,429
FOP	20	30	2006	6	691
USP	160	30	2017	48	5,531
TOTALS	1,761			1,462	168,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,462	120.9720	127.02	185,703	2006	2006	0	0	0	9.28	90.72

1 SINGLE FAM 100% - 2020 Heated Area: 1196 HX Base Yr



96559 COMMODORE POINT DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		168,470
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		236,550
SOH/AGL Deduction		0
ASSESSED VALUE		236,550
TOTAL EXEMPTION VALUE	13	236,550
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		236,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2100328	REPAIR/RRF	8,896	01/14/2021
M11907	MECH OTHER	0	08/01/2006
C18141	CO ISSUED	112,992	07/01/2006
E17652	ELEC OTHER	2,000	07/01/2006
P11378	OTHER	0	07/01/2006
R09504	REPAIR/RRF	3,000	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2316/1396	11/04/2019	WD	Q	I	01	196,000
GRANTOR: SEVCECH RICHARD L & J						
GRANTEE: HENDERSON RUDOLPH A						
2041/0835	4/19/2016	WD	Q	I	01	133,500
GRANTOR: ORLANDO GARY M JR & G						
GRANTEE: SEVCECH RICHARD L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N31 W16 USP=[YR=2017] N10 W16 S10 E16$ W24 S27 FGR=[YR=2006] S23 E19 N19 W13 N4 W6$E6 S4 E18 FOP=[YR=2006] E4 N5 W4 S5$N5 E4 S5 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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