LOT 195
HERON ISLES PHASE 1 REPLAT
PB 7/152

MAYORAL DOMICILLIA M &/COHEN LONDON JAMIE
96533 COMMODORE POINT DRIVE
YULEE, FL 32097

2026

37-3N-28-0740-0195-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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

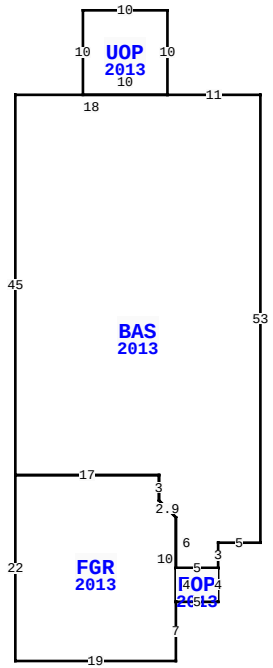
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	2013	1,408	172,323
FGR	410	55	2013	226	27,660
FOP	20	30	2013	6	734
UOP	100	20	2013	20	2,448
TOTALS	1,938			1,660	203,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,660	124.0000	130.20	216,132	2013	2013	0	0	0	6.00	94.00

1 SINGLE FAM 0% - 2023 Heated Area: 1408 HX Base Yr



96533 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	203,164
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	113,750
TOTAL MARKET VALUE	316,914
SOH/AGL Deduction	0
ASSESSED VALUE	316,914
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	316,914
TOTAL JUST VALUE	316,914
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326807	CO ISSUED	0	07/05/2013
B1326807	NEW CONSTR	168,080	01/01/2013
E1325791	ELEC OTHER	0	01/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2567/1278	6/03/2022	WD	Q	I	01	375,000
GRANTOR: MURPHY K C						
GRANTEE: MAYORAL DOMICILLIA						
2507/0423	10/21/2021	WD	Q	I	01	298,000
GRANTOR: ROOT KAREN D & JEFFRE						
GRANTEE: MURPHY K C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W11 UOP=[YR=2013] N10 W10 S10 E10 $ W18 S45
FGR=[YR=2013] S22 E19 N7 FOP=[YR=2013] E5 N4 W5 S4 $ N10
U2 L2 N3 W17 $ E17 S3 D2 R2 S6 E5 N3 E5 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.75	1.75	65,000.00	113,750.00	113,750							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 113,750 Market: 0 Agricultural: 0 Common: 113,750 PRINTED 07/09/2026 BY SYS