L96515 COMMODORE POINT DR YULEE,
199
HERON ISLES PHASE 1 REPLAT

GUERRA MAGALY
96515 COMMODORE POINT DR
YULEE, FL 32097

2026

37-3N-28-0740-0199-0000

BUILDING CHARACTERISTICS

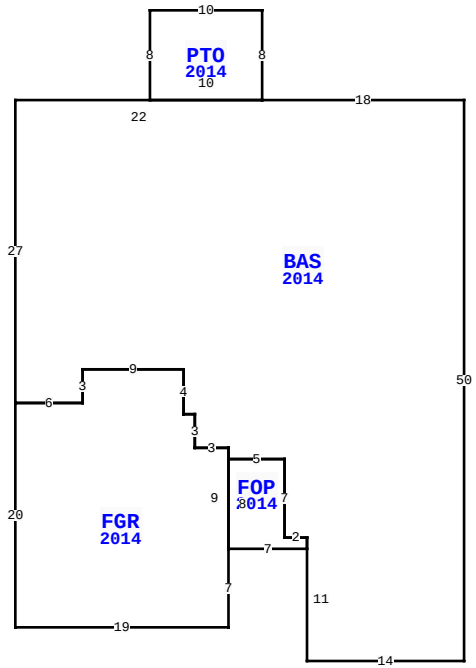
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,437	100	2014	1,437	165,004
FGR	394	55	2014	217	24,917
FOP	42	30	2014	13	1,493
PTO	80	5	2014	4	459
TOTALS	1,953			1,671	191,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,671	115.3000	121.06	202,291	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 100% - 2025 Heated Area: 1437 HX Base Yr 2025



96515 COMMODORE POINT DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		191,873
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		256,873
SOH/AGL Deduction		0
ASSESSED VALUE		256,873
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		205,462
TOTAL JUST VALUE		256,873
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428221	CO ISSUED	0	07/11/2014
B1428221	NEW CONSTR	177,435	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2726/959	7/17/2024	SW	Q	I	01	280,000
GRANTOR: WGH FLORIDA LLC						
GRANTEE: GUERRA MAGALY						
1892/0089	11/20/2013	WD	Q	V	01	20,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: WGH FLORIDA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W18 PTO=[YR=2014] N8 W10 S8 E10 $ W22 S27
FGR=[YR=2014] S20 E19 N7 FOP=[YR=2014] E7 N1 W2 N7 W5 S8 $
N9 W3 N3 W1 N4 W9 S3 W6 $ E6 N3 E9 S4 E1 S3 E3 S1 E5 S7 E2
S11 E14 N50 $.

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