LOT 200
HERON ISLES PHASE 1 REPLAT
PB 7/152

HUYNH RICKY THINH/NGUYEN JENNIFER NET
85621 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2026

37-3N-28-0740-0200-0000

BUILDING CHARACTERISTICS

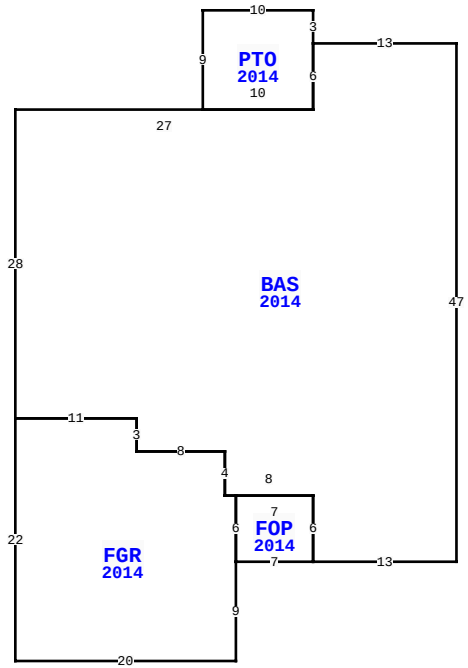
ELEMENT	CD	CONSTRUCTION
Exterior Wall	33	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,447	100	2014	1,447	170,049
FGR	409	55	2014	225	26,441
FOP	42	30	2014	13	1,527
PTO	90	5	2014	4	470
TOTALS	1,988			1,689	198,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,689	113.8000	119.49	201,819	2014	2014	0	0	0	1.65	98.35

1 SINGLE FAM 0% - 2025 Heated Area: 1447 HX Base Yr



96511 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	198,489
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	263,489
SOH/AGL Deduction	0
ASSESSED VALUE	263,489
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,489
TOTAL JUST VALUE	263,489
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428170	CO ISSUED	0	06/23/2014
B1428170	NEW CONSTR	179,366	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2736/933	9/03/2024	SW	Q	I	01	298,000
GRANTOR: WGH FLORIDA LLC						
GRANTEE: HUYNH RICKY THINH						
1892/0092	11/20/2013	WD	Q	V	01	20,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: WGH FLORIDA LLC						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2014] W13 PTO=[YR=2014] N3 W10 S9 E10 N6 $ S6 W27 S28 FGR=[YR=2014] S22 E20 N9 FOP=[YR=2014] E7 N6 W7 S6 $ N6 W1 N4 W8 N3 W11 $ E11 S3 E8 S4 E8 S6 E13 N47 $.

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 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