LOT 201
HERON ISLES PHASE 1 REPLAT
PB 7/152

LUNT JAMES
96505 COMMODORE POINT DR
YULEE, FL 32097

2026

37-3N-28-0740-0201-0000

BUILDING CHARACTERISTICS

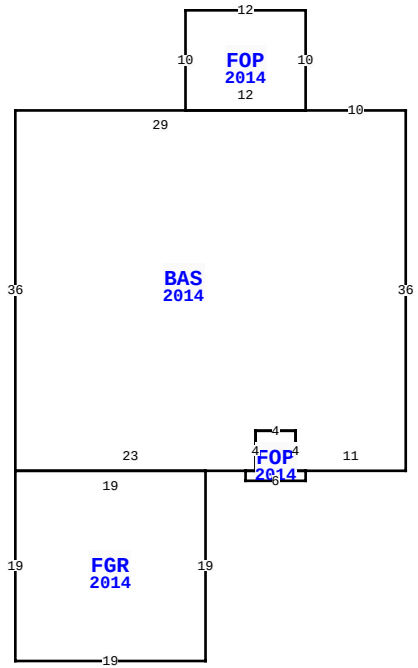
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,388	100	2014	1,388	154,955
FGR	361	55	2014	199	22,216
FOP	22	30	2014	7	782
FOP	120	30	2014	36	4,019
TOTALS	1,891			1,630	181,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,630	112.0980	117.70	191,851	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 100% - 2015 Heated Area: 1388 HX Base Yr 2015



96505 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		181,971
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		246,971
SOH/AGL Deduction		96,960
ASSESSED VALUE		150,011
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		98,600
TOTAL JUST VALUE		246,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428220	CO ISSUED	0	08/18/2014
B1428220	NEW CONSTR	169,357	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2368/0549	5/26/2020	QC	U	I	11	100
GRANTOR: LUNT HEATHER						
GRANTEE: LUNT JAMES						
1948/0070	11/14/2014	WD	Q	I	01	140,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: LUNT HEATHER & JAME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W10 FOP=[YR=2014] N10 W12 S10 E12 $ W29 S36
FGR=[YR=2014] S19 E19 N19 W19 $ E23 FOP=[YR=2014] S1 E6 N1
W1 N4 W4 S4 W1 $ E1 N4 E4 S4 E11 N36 $.

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