LOT 246
IN OR 2040/459
HERON ISLES PHASE 1 REPLAT

MULLIS ROSS RHODENE & KALIN
96516 COMMODORE POINT DR
YULEE, FL 32097

2026

37-3N-28-0740-0246-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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

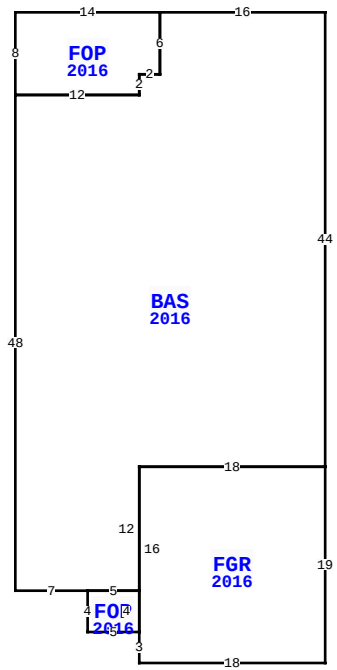
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,356	100	2016	1,356	159,778
FGR	342	55	2016	188	22,152
FOP	20	30	2016	6	707
FOP	108	30	2016	32	3,771
TOTALS	1,826			1,582	186,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,582	116.8920	122.74	194,175	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 0% - 0 Heated Area: 1356 HX Base Yr



96516 COMMODORE POINT DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	186,408
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	251,408
SOH/AGL Deduction	0
ASSESSED VALUE	251,408
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,408
TOTAL JUST VALUE	251,408
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531221	CO ISSUED	0	04/14/2016
B1531221	NEW CONSTR	171,068	10/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2040/0459	4/13/2016	WD	Q	I	01	154,800
GRANTOR: SOUTHERN LIFESTYLE HO						
GRANTEE: MULLIS ROSS RHODENE						
1976/0262	4/23/2015	SW	U	V	30	57,000
GRANTOR: BWC LAND LLC						
GRANTEE: SOUTHERN LIFESTYLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W16 FOP=[YR=2016] W14 S8 E12 N2 E2 N6$ S6 W2 S2 W12 S48 E7 FOP=[YR=2016] S4 E5 FGR=[YR=2016] S3 E18 N19 W18 S16$ N4 W5$ E5 N12 E18 N44$.

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	1.00	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