

LOT 247
HERON ISLES PHASE 1 REPLAT
PB 7/152

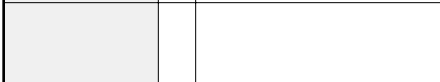
REZENDES ERIALYN BUENDIA/ROMAN JIM CODY
96522 COMMODORE POINT DRIVE
YULEE, FL 32097

2026

37-3N-28-0740-0247-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
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
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NEIGHBORHOOD/LOC	4038.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,844	100	2006	1,844	185,969
FGR	440	55	2006	242	24,405
FOP	76	30	2006	23	2,320

TOTALS	2,360			2,109	212,693
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0		1.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,109	105.8400	111.13	234,373	2006	2006	0	0	0	9.25	90.75	
1 SINGLE FAM 100% - 2025 Heated Area: 1844 HX Base Yr 2025													

96522 COMMODORE POINT DR, YULEE	BLD DATE		LGL DATE	05/13/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

L N	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
1	0500	FP-PRE FAB	0	100	0	0		1.00	3,500.00	100	2006	2006	3	88	3,080	

TOTAL OB/XF										3,080						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.75	1.75	65,000.00	113,750.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		212,693	
TOTAL MARKET OB/XF VALUE		3,080	
TOTAL LAND VALUE - MARKET		113,750	
TOTAL MARKET VALUE		329,523	
SOH/AGL Deduction		0	
ASSESSED VALUE		329,523	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		278,112	
TOTAL JUST VALUE		329,523	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		335,861	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801688	REPAIR/RRF	15,000	02/01/2018
M12026	H/AC	0	09/01/2006
E17779	NEW CONSTR	2,000	08/01/2006
Q11399	NEW CONSTR	0	08/01/2006
C18227	CO ISSUED	0	07/01/2006
R09540	REPAIR/RRF	5,000	07/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2701/172	3/08/2024	WD	Q	I	02	384,000	
GRANTOR: SPENCER TINA							
GRANTEE: REZENDES ERIALYN BU							
1678/1188	4/16/2010	WD	U	I	12	112,000	
GRANTOR: US BANK TRUSTEE							
GRANTEE: SPENCER TINA							

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=2006] N22 BAS=[YR=2006] N40 W40 S55 E10 FOP=[YR=2006] S2 E10 N10 W7 S8 W3\$E3N8E7N7E20\$W20S22 E20\$.									