LOT 250
IN OR 2184/241
HERON ISLES PHASE 1 REPLAT

TIETJEN CHRISTOPHER T & SHARON
96576 COMMODORE POINT DRIVE
YULEE, FL 32097

2026

37-3N-28-0740-0250-0000

BUILDING CHARACTERISTICS

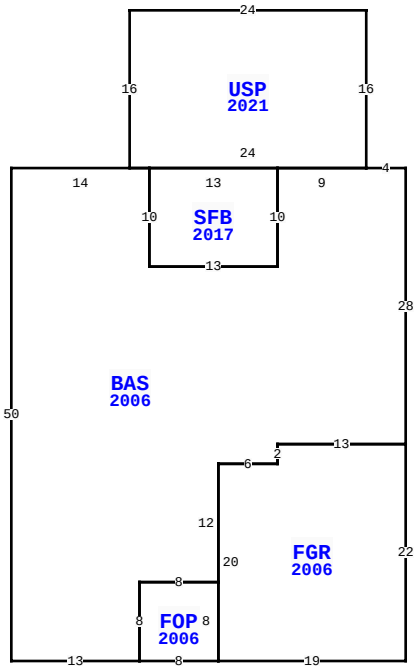
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,400	100	2006	1,400	146,217
FGR	406	55	2006	223	23,290
FOP	64	30	2006	19	1,985
SFB	130	80	2017	104	10,862
USP	384	30	2021	115	12,010
TOTALS	2,384			1,861	194,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,861	109.6620	115.15	214,294	2006	2006	0	0	0	9.30	90.70

1 SINGLE FAM 100% - 2019 Heated Area: 1504 HX Base Yr 2019



96576 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		194,365
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		262,445
SOH/AGL Deduction		78,340
ASSESSED VALUE		184,105
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		132,694
TOTAL JUST VALUE		262,445
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2101100	REPAIR/RRF	8,700	02/01/2021
B2007115	USP	9,273	10/01/2020
M11790	MECH OTHER	0	07/01/2006
C0617934	CO ISSUED	132,000	06/01/2006
B0617934	NEW CONSTR	132,000	06/01/2006
E0617489	ELEC OTHER	2,000	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2184/0241	2/14/2018	WD	U	I	11	100
GRANTOR: CANTINI BRENDA S ET A						
GRANTEE: TIETJEN CHRISTOPHER						
2178/1515	2/14/2018	WD	Q	I	01	175,000
GRANTOR: CANTINI BRENDA S & SH						
GRANTEE: TIETJEN CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N22 BAS=[YR=2006] N28 W4 USP=[YR=2021] N16 W24 S16 E24$ W9 SFB=[YR=2017] W13 S10 E13 N10$S10 W13 N10 W14 S50 E13 FOP=[YR=2006] E8 N8 W8 S8$N8E8N12 E6 N2 E13$W13 S2 W6 S20 E19$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	000134	C	RES POND	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