LOT 251
HERON ISLES PHASE 1 REPLAT
PB 7/152

DAVID VICTORIA R
96580 COMMODORE POINT DR
YULEE, FL 32097

2026

37-3N-28-0740-0251-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
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

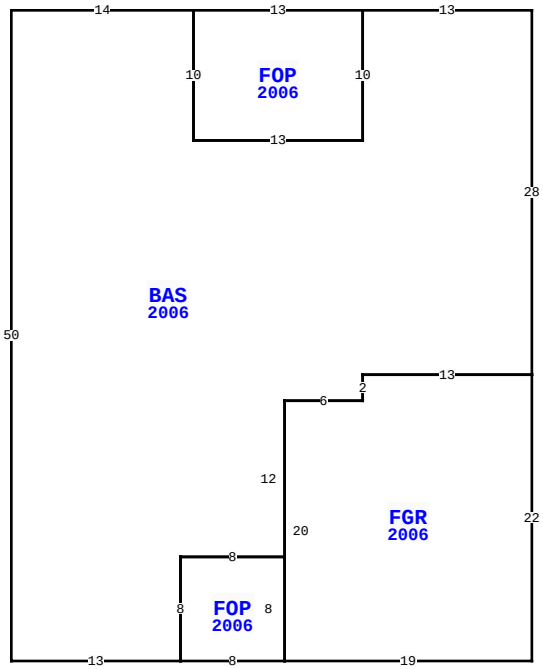
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	2006	1,400	148,028
FGR	406	55	2006	223	23,579
FOP	64	30	2006	19	2,009
FOP	130	30	2006	39	4,123
TOTALS	2,000			1,681	177,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,681	111.0000	116.55	195,921	2006	2006	0	0	0	9.28	90.72

1 SINGLE FAM 100% - 2025 Heated Area: 1400 HX Base Yr 2025



96580 COMMODORE POINT DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		177,740
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		242,740
SOH/AGL Deduction		0
ASSESSED VALUE		242,740
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		191,329
TOTAL JUST VALUE		242,740
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11791	MECH OTHER	0	07/01/2006
C0617936	CO ISSUED	132,000	06/01/2006
E0617557	ELEC OTHER	2,000	06/01/2006
B0617936	NEW CONSTR	132,000	06/01/2006
P0611224	OTHER	0	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2380/1359	7/30/2020	WD	Q	I	01	197,000
GRANTOR: OLIVER JAMES W II & J						
GRANTEE: DAVID VICTORIA R						
2162/1803	11/13/2017	WD	U	I	11	100
GRANTOR: MAZZEO REVOCABLE LIVI						
GRANTEE: OLIVER JAMES W II &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N22 BAS=[YR=2006] N28 W13 FOP=[YR=2006] W13 S10 E13 N10$S10 W13 N10 W14 S50 E13 FOP=[YR=2006] E8 N8 W8 S8$N8 E8 N12 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

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	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