LOT 252
IN OR 2254/92
HERON ISLES PHASE 1 REPLAT

POLLARD DRAWNN D
96584 COMMODORE POINT DRIVE
YULEE, FL 32097

2026

37-3N-28-0740-0252-0000

BUILDING CHARACTERISTICS

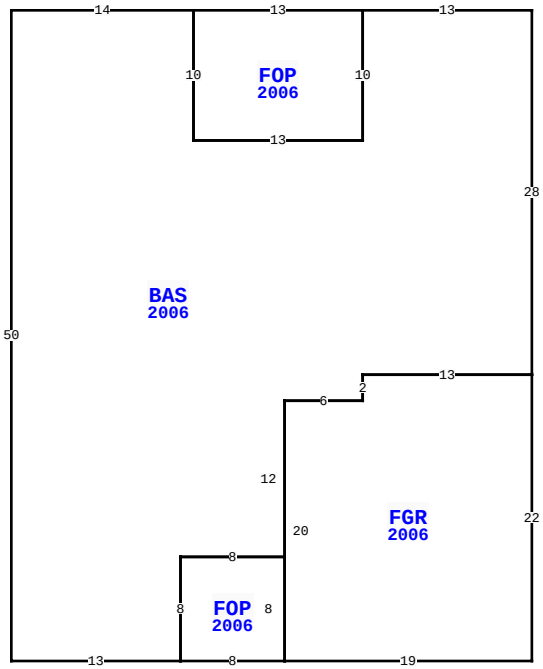
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,400	100	2006	1,400	146,961
FGR	406	55	2006	223	23,408
FOP	64	30	2006	19	1,994
FOP	130	30	2006	39	4,094
TOTALS	2,000			1,681	176,459

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	110.2000	115.71	194,509	2006	2006	0	0	0	9.28	90.72

1 SINGLE FAM 100% - 2007 Heated Area: 1400 HX Base Yr 2007



96584 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		176,459
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		241,459
SOH/AGL Deduction		114,768
ASSESSED VALUE		126,691
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		75,280
TOTAL JUST VALUE		241,459
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2008509	REPAIR/RRF	9,000	10/01/2020
M11722	MECH OTHER	0	07/01/2006
C0617938	CO ISSUED	132,000	06/01/2006
E0617556	ELEC OTHER	2,000	06/01/2006
B0617938	NEW CONSTR	132,000	06/01/2006
P0611223	OTHER	0	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2254/0092	2/08/2019	QC	U	I	11	100
GRANTOR: POLLARD DRAWNN D & OC						
GRANTEE: POLLARD DRAWNN D						
1455/1783	11/01/2006	WD	Q	I		179,900
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: POLLARD DRAWNN D &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N22 BAS=[YR=2006] N28 W13 FOP=[YR=2006] W13 S10 E13 N10$S10 W13N10W14 S50 E13 FOP=[YR=2006] E8 N8 W8 S8$ 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