LOT 253
HERON ISLES PHASE 1 REPLAT
PB 7/152

WILLIAMS DEBBIE F L/E/
96590 COMMODORE POINT DR
YULEE, FL 32097

2026

37-3N-28-0740-0253-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

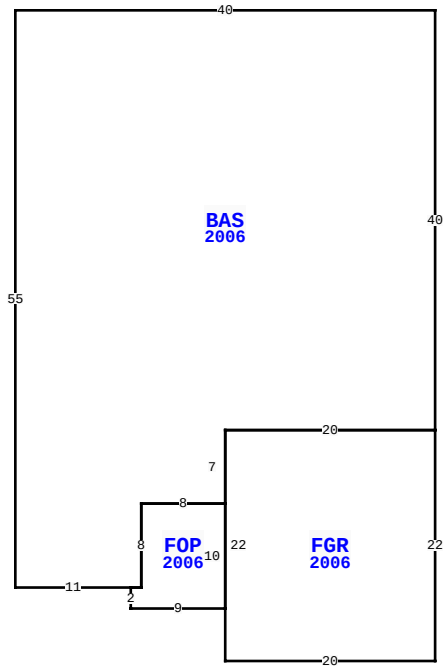
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	2006	1,836	187,578
FGR	440	55	2006	242	24,725
FOP	82	30	2006	25	2,554
TOTALS	2,358			2,103	214,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,103	107.3100	112.68	236,966	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 0% - 2024 Heated Area: 1836 HX Base Yr



96590 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	214,857
TOTAL MARKET OB/XF VALUE	3,080
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	282,937
SOH/AGL Deduction	0
ASSESSED VALUE	282,937
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	282,937
TOTAL JUST VALUE	282,937
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2007939	REPAIR/RRF	11,100	09/01/2020
M11875	MECH OTHER	0	08/01/2006
E17664	TEMP POLE	2,000	07/01/2006
P0611277	OTHER	0	06/01/2006
C0618023	CO ISSUED	163,020	01/01/2006
C0618023	NEW CONSTR	163,020	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2693/1841	2/12/2024	LE	U	I	11	100
GRANTOR: WILLIAMS DEBBIE F						
GRANTEE: WILLIAMS DEBBIE F L						
2630/1754	4/11/2023	WD	Q	I	01	349,000
GRANTOR: SZERSZEN KEVIN A & OL						
GRANTEE: BARSTOW DEBBIE FAYE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N22 BAS=[YR=2006] N40 W40 S55 E11FOP=[YR=2006] S2 E9 N10 W8 S8 W1$E1 N8 E8 N7 E20$W20 S22 E20 $.

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
1	0500	FP-PRE FAB	0	0	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	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