LOT 254
IN OR 2177/1870
HERON ISLES PHASE 1 REPLAT

REICH DONNA
96596 COMMODORE POINT DR
YULEE, FL 32097

2026

37-3N-28-0740-0254-0000

BUILDING CHARACTERISTICS

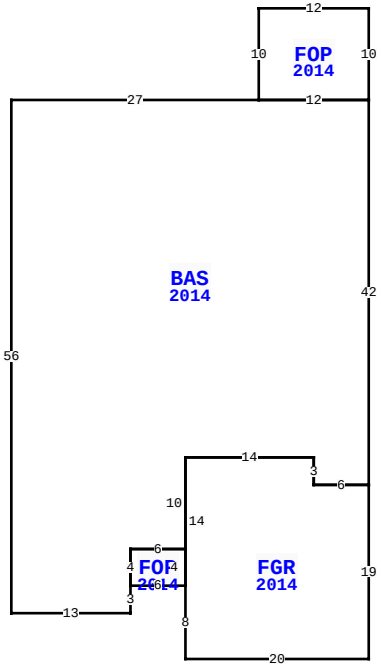
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,820	100	2014	1,820	207,481
FGR	422	55	2014	232	26,448
FOP	24	30	2014	7	798
FOP	120	30	2014	36	4,104
TOTALS	2,386			2,095	238,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,095	114.4640	120.19	251,798	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 100% - 2019 Heated Area: 1820 HX Base Yr 2019



96596 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		238,830
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		303,830
SOH/AGL Deduction		95,176
ASSESSED VALUE		208,654
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		102,243
TOTAL JUST VALUE		303,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428425	CO ISSUED	0	07/09/2014
E17663	TEMP POLE	0	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2177/1870	2/13/2018	WD	Q	I	01	212,000
GRANTOR: NEWSOM JONATHAN E & K						
GRANTEE: REICH DONNA						
1931/1219	7/31/2014	SW	Q	I	02	170,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: NEWSOM JONATHAN EAR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W12 S10 BAS=[YR=2014] W27 S56 E13 N3
FOP=[YR=2014] E6 FGR=[YR=2014] S8 E20 N19 W6 N3 W14 S14 $
N4 W6 S4 $ N4 E6 N10 E14 S3 E6 N42 W12 $ E12 N10 $.

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