LOT 268
IN OR 1749/328
HERON ISLES PHASE #1 PB 7/40

REISNER JENIFER
96634 COMMODORE POINT DRIVE
YULEE, FL 32097

2026

37-3N-28-0740-0268-0000

BUILDING CHARACTERISTICS

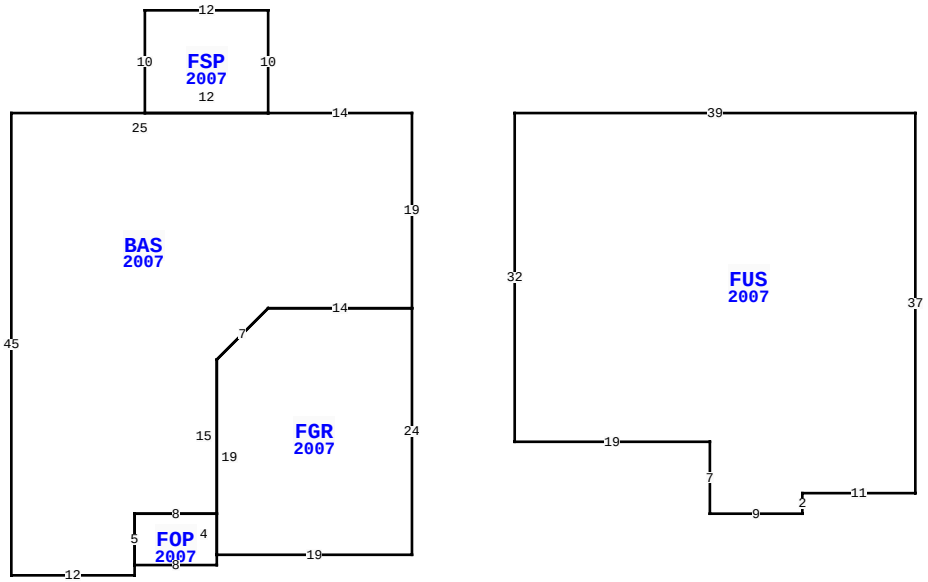
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,226	100	2007	1,226	115,960
FGR	444	55	2007	244	23,079
FOP	40	30	2007	12	1,135
FSP	120	40	2007	48	4,540
FUS	1,366	100	2007	1,366	129,202
TOTALS	3,196			2,896	273,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,896	98.6060	103.54	299,852	2007	2007	0	0	0	8.65	91.35

1 SINGLE FAM 100% - 2023 Heated Area: 2592 HX Base Yr 2023



96634 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		273,915
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		338,915
SOH/AGL Deduction		0
ASSESSED VALUE		338,915
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		287,504
TOTAL JUST VALUE		338,915
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19430	NEW CONSTR	2,200	06/01/2007
M13015	H/AC	0	06/01/2007
C19883	CO ISSUED	0	05/01/2007
B19883	NEW CONSTR	231,915	05/01/2007
R10347	REPAIR/RRF	1,500	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1749/0328	6/28/2011	WD	U	I	11	100
GRANTOR: MCKINNON JOHN M & CAT						
GRANTEE: REISNER JENIFER						
1745/0453	6/28/2011	WD	Q	I	01	178,400
GRANTOR: MCKINNON JOHN M & CAT						
GRANTEE: REISNER JENIFER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 FSP=[YR=2007] N10W12S10 E12$W25 S45E12N1 FOP=[YR=2007] E8N1 FGR=[YR=2007] E19N24W14 D5 L5 S19$N4 W8S5$N5E8N15 U5 R5 E14N19$ PTR=E10 FUS=[YR=2007] S32E19S7 E9N2 E11N37W39$ W10$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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