LOT 269
HERON ISLES PHASE #1 PB 7/40

MOORE STEVEN R & HEATHER D.S.
96638 COMMODORE POINT DR
YULEE, FL 32097

2026

37-3N-28-0740-0269-0000

BUILDING CHARACTERISTICS

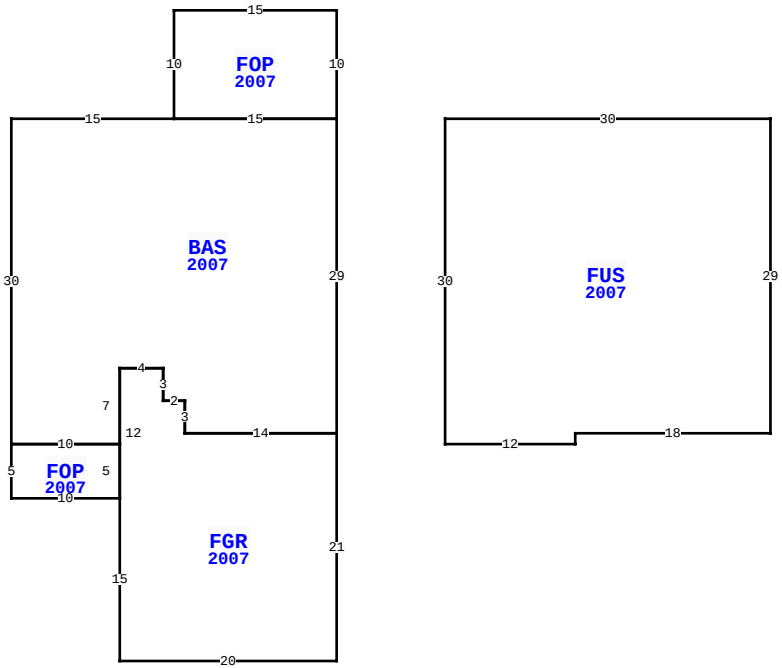
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	850	100	2007	850	87,012
FGR	450	55	2007	248	25,387
FOP	50	30	2007	15	1,536
FOP	150	30	2007	45	4,607
FUS	882	100	2007	882	90,288
TOTALS	2,382			2,040	208,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,040	106.7220	112.06	228,602	2007	2007	0	0	0	8.65	91.35

1 SINGLE FAM 100% - 2008 Heated Area: 1732 HX Base Yr 2008



96638 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		208,828
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		273,828
SOH/AGL Deduction		129,161
ASSESSED VALUE		144,667
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		93,256
TOTAL JUST VALUE		273,828
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18632	NEW CONSTR	2,100	01/01/2007
M12371	H/AC	0	01/01/2007
C19202	CO ISSUED	0	12/01/2006
B19202	NEW CONSTR	206,590	12/01/2006
P11894	NEW CONSTR	0	12/01/2006
R09964	REPAIR/RRF	1,500	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2430/0164	1/21/2021	SW	U	I	11	100
GRANTOR: MOORE STEVEN R & HEAT						
GRANTEE: MOORE STEVEN R & HE						
1500/1345	5/23/2007	WD	Q	I		185,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MOORE STEVEN & HEAT						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W15S10 BAS=[YR=2007] W15 S30 FOP=[YR=2007] S5 E10 FGR=[YR=2007] S15 E20 N21W14N3W2N3W4 S12$N5W10$E10N7 E4S3E2S3E14N29W15$E15N10$ PTR= S10E10 FUS=[YR=2007] S30E12N1E18N29 W30$ W10N10$.

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