LOT 270
IN OR 1854/1004
HERON ISLES PHASE #1 PB 7/40

ALVARE STACY N & CHARLES BRYAN
96642 COMMODORE POINT DR
YULEE, FL 32097

2026

37-3N-28-0740-0270-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

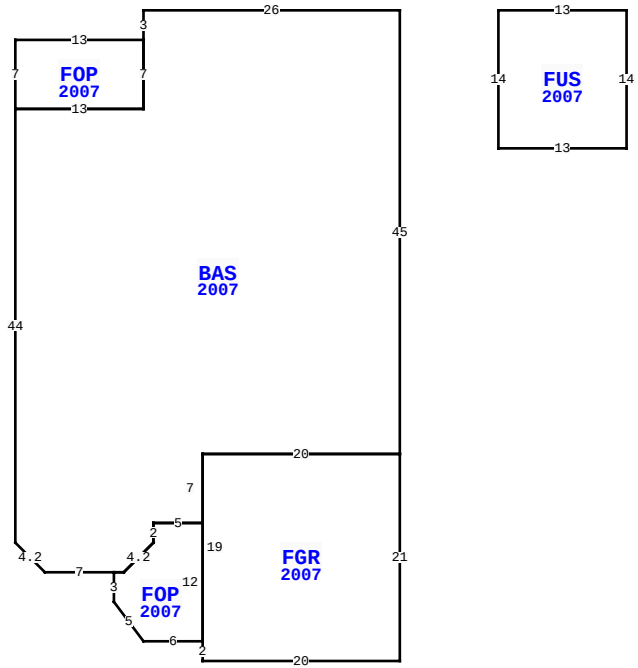
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,819	100	2007	1,819	182,782
FGR	420	55	2007	231	23,212
FOP	87	30	2007	26	2,613
FOP	91	30	2007	27	2,713
FUS	182	100	2007	182	18,288
TOTALS	2,599			2,285	229,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,285	104.7620	110.00	251,350	2007	2007	0	0	0	8.65	91.35

1 SINGLE FAM 100% - 2014 Heated Area: 2001 HX Base Yr 2014



96642 COMMODORE POINT DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		229,608
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		294,608
SOH/AGL Deduction		130,956
ASSESSED VALUE		163,652
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		112,241
TOTAL JUST VALUE		294,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250008751	INGROUND POOL	93,500	08/06/2025
E18744	NEW CONSTR	1,900	02/01/2007
M12448	H/AC	0	02/01/2007
C19288	CO ISSUED	0	01/01/2007
R10002	REPAIR/RRF	1,500	01/01/2007
B19288	NEW CONSTR	227,340	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1854/1004	4/29/2013	WD	Q	I	02	117,000
GRANTOR: MCDONOUGH CHARLES E &						
GRANTEE: ALVARE STACY N & CH						
1497/0183	5/07/2007	WD	Q	I		213,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MCDONOUGH CHARLES E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W26 S3 FOP=[YR=2007] W13S7 E13N7$S7W13 S44 D3 R3 E7 FOP=[YR=2007] S3 D4 R3 E6FGR=[YR=2007] S2 E20 N21W20S19$N12W5S2 L3 D3 W1$ E1 U3 R3 N2E5N7 E20N45$ PTR=E10 FUS=[YR=2007] S14E13N14W13$ W10$.

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	000100	C	RES	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 05/28/2026 BY IB Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS