LOT 271
IN OR 1495/1676
HERON ISLES PHASE #1 PB 7/40

LATIMER JEAN S
96648 COMMODORE POINT DRIVE
YULEE, FL 32097

2026

37-3N-28-0740-0271-0000

BUILDING CHARACTERISTICS

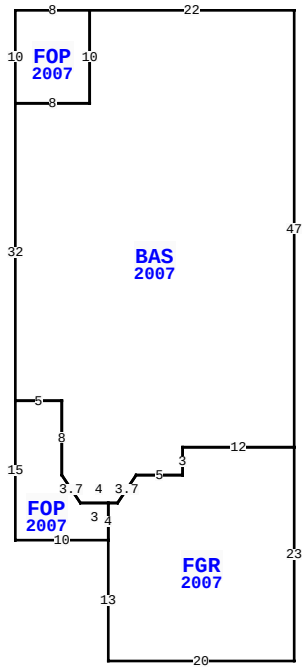
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,362	100	2007	1,362	143,579
FGR	430	55	2007	236	24,878
FOP	80	30	2007	24	2,530
FOP	98	30	2007	29	3,057
TOTALS	1,970			1,651	174,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,651	109.9000	115.40	190,525	2007	2007	0	0	0	8.65	91.35

1 SINGLE FAM 100% - 2008 Heated Area: 1362 HX Base Yr 2008



96648 COMMODORE POINT DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		174,045
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		239,045
SOH/AGL Deduction		113,673
ASSESSED VALUE		125,372
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		23,961
TOTAL JUST VALUE		239,045
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18743	NEW CONSTR	1,900	02/01/2007
M12447	H/AC	0	02/01/2007
P11964	NEW CONSTR	0	01/01/2007
C19235	CO ISSUED	0	12/01/2006
B19235	NEW CONSTR	182,290	12/01/2006
R09979	REPAIR/RRF	1,500	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1495/1676	5/01/2007	WD	Q	I		170,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: LATIMER JEAN S						
1402/0012	4/06/2006	WD	U	V	19	522,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W22 FOP=[YR=2007] W8S10E8N10 $ S10W8S32
FOP=[YR=2007] S15E10 FGR=[YR=2007] S13E20N23W12S3W5 D3 L2
W1S4$N4W3 U3 L2 N8W5$E5S8 D3 R2 E4 U3 R2 E5N3E12N47$.

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	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 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