LOT 272
HERON ISLES PHASE #1 PB 7/40

GORDY CAROLYN B
96652 COMMODORE POINT DR
YULEE, FL 32097

2026

37-3N-28-0740-0272-0000

BUILDING CHARACTERISTICS

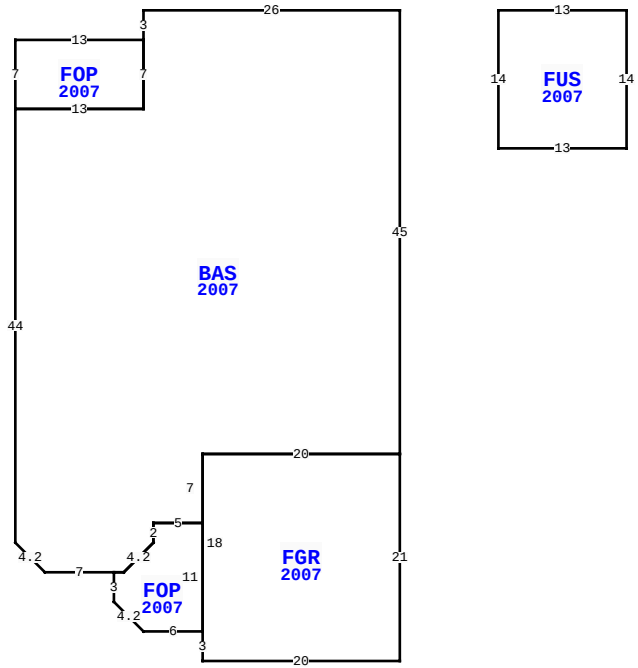
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	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	187,338
FGR	420	55	2007	231	23,791
FOP	79	30	2007	24	2,471
FOP	91	30	2007	27	2,780
FUS	182	100	2007	182	18,744
TOTALS	2,591			2,283	235,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,283	107.3100	112.68	257,248	2007	2007	0	0	0	8.60	91.40

1 SINGLE FAM 100% - 2022 Heated Area: 2001 HX Base Yr 2022



96652 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		235,125
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		300,125
SOH/AGL Deduction		24,958
ASSESSED VALUE		275,167
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		223,756
TOTAL JUST VALUE		300,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801675	REPAIR/RRF	11,725	02/01/2018
E18313	NEW CONSTR	1,800	11/01/2006
M12227	H/AC	0	11/01/2006
P11653	NEW CONSTR	0	10/01/2006
C18556	CO ISSUED	0	09/01/2006
R09739	REPAIR/RRF	1,500	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2490/0841	8/23/2021	WD	Q	I	01	300,000
GRANTOR: JACOBY JACK						
GRANTEE: GORDY CAROLYN B						
2340/1501	2/18/2020	SW	Q	I	01	225,000
GRANTOR: 96652 COMMODORE POINT						
GRANTEE: JACOBY JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W26S3 FOP=[YR=2007] W13S7E13 N7$ S7W13S44 D3 R3 E7 FOP=[YR=2007] S3 D3 R3 E6 FGR=[YR=2007] S3E20N21W20 S18$N11W5S2 D3 L3 W1$ E1 U3 R3 N2E5N7E20N45$ PTR=E10 FUS=[YR=2007] S14E13N14W13$ 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	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