LOT 273
HERON ISLES PHASE #1 PB 7/40

MERCADO FABIOLA VAZQUEZ
96656 COMMODORE POINT DR
YULEE, FL 32097-6566

2026

37-3N-28-0740-0273-0000

BUILDING CHARACTERISTICS

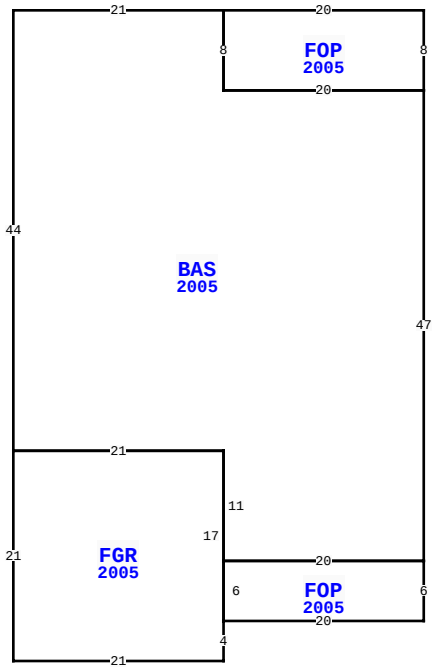
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,864	100	2005	1,864	185,216
FGR	441	55	2005	243	24,145
FOP	120	30	2005	36	3,578
FOP	160	30	2005	48	4,770
TOTALS	2,585			2,191	217,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,191	104.8600	110.10	241,229	2005	2005	0	0	0	9.75	90.25

1 SINGLE FAM 100% - 2026 Heated Area: 1864 HX Base Yr 2026



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

96656 COMMODORE POINT DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	217,709
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	282,709
SOH/AGL Deduction	0
ASSESSED VALUE	282,709
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	231,298
TOTAL JUST VALUE	282,709
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000784	REPAIR/RRF	18,000	01/13/2022
E0515014	ELEC OTHER	2,000	05/01/2005
M0509690	H/AC	0	05/01/2005
P09276	OTHER	0	04/01/2005
R046983	REPAIR/RRF	5,000	12/01/2004
B0414220	NEW CONSTR	133,809	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2795/1612	6/20/2025	WD	Q	I	01	285,000
GRANTOR: TIMBERLAKE JENNY LYNN						
GRANTEE: MERCADO FABIOLA VAZ						
2188/0552	4/02/2018	WD	Q	I	01	206,200
GRANTOR: KOMACK CHRISTOPHER J						
GRANTEE: TIMBERLAKE JENNY LY						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W20 BAS=[YR=2005] W21 S44 FGR=[YR=2005] S21 E21 N4 FOP=[YR=2005] E20 N6 W20 S6$ N17 W21$ E21 S11 E20 N47 W20 N8$ S8 E20 N8$.

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