LOT 274
IN OR 1408/399
HERON ISLES PHASE #1 PB 7/40

WYSE RICHARD E
96662 COMMODORE POINT DRIVE
YULEE, FL 32097

2026

37-3N-28-0740-0274-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

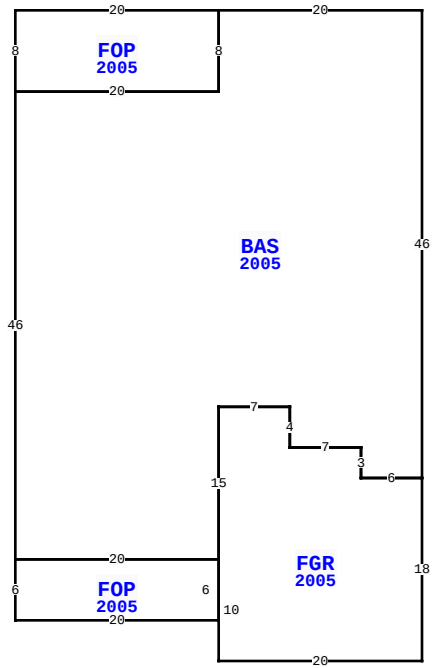
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,770	100	2005	1,770	176,154
FGR	430	55	2005	236	23,487
FOP	120	30	2005	36	3,583
FOP	160	30	2005	48	4,777
TOTALS	2,480			2,090	208,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,090	105.0560	110.31	230,548	2005	2005	0	0	0	9.78	90.22

1 SINGLE FAM 100% - 2007 Heated Area: 1770 HX Base Yr 2007



96662 COMMODORE POINT DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		208,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		273,000
SOH/AGL Deduction		128,927
ASSESSED VALUE		144,073
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		92,662
TOTAL JUST VALUE		273,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2002299	REPAIR/RRF	190,052,000	03/01/2020
E15673	ELEC OTHER	2,000	09/01/2005
M10274	MECH OTHER	0	09/01/2005
P09762	OTHER	0	07/01/2005
R07524	REPAIR/RRF	3,000	04/01/2005
B15075	NEW CONSTR	133,809	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1408/0399	4/28/2006	WD	Q	I		200,000
GRANTOR: TAYLOR STEVEN J & MAR						
GRANTEE: WYSE RICHARD E						
1364/0470	11/03/2005	WD	Q	I		162,200
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: TAYLOR STEVEN J & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W20FOP=[YR=2005] W20S8E20N8$
S8W20S46FOP=[YR=2005] S6E20N6W20$E20 FGR=[YR=2005]
S10E20N18W6N3W7N4W7S15 $N15E7S4E7S3E6N46$.

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