LOT 276
HERON ISLES PHASE #1 PB 7/40

KHAN ABDUL & SURAIYA LIV TRUST/KHAN ABDUL TRUSTEE
14356 MANDARIN ROAD
JACKSONVILLE, FL 32223

2026

37-3N-28-0740-0276-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

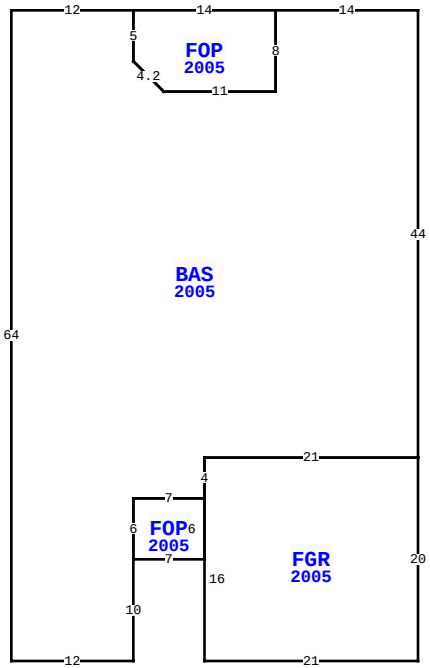
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,921	100	2005	1,921	196,840
FGR	420	55	2005	231	23,670
FOP	42	30	2005	13	1,332
FOP	108	30	2005	32	3,279
TOTALS	2,491			2,197	225,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,197	108.1920	113.60	249,579	2005	2005	0	0	0	9.80	90.20

1 SINGLE FAM 0% - 0 Heated Area: 1921 HX Base Yr



96670 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	225,120
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	290,120
SOH/AGL Deduction	0
ASSESSED VALUE	290,120
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	290,120
TOTAL JUST VALUE	290,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	295,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800334	H/AC	0	01/01/2018
M0509892	H/AC	0	06/01/2005
E0515137	ELEC OTHER	2,000	06/01/2005
P09311	OTHER	0	04/01/2005
B14600	NEW CONSTR	140,549	02/01/2005
R07254	REPAIR/RRF	5,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2269/1166	12/19/2018	WD	U	I	11	100
GRANTOR: KHAN ABDUL & SURAIYA						
GRANTEE: KHAN ABDUL & SURAIY						
1338/0590	8/02/2005	WD	Q	I		155,500
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: KHAN ADBUL & SURAIY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14FOP=[YR=2005] W14S5 D3 R3 E11N8$S8W11 L3 U3 N5W12S64E12 N10FOP=[YR=2005] E7N6W7S6$N6E7 FGR=[YR=2005] S16E21N20W21S4$N4E21 N44$.

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS