LOT 278
IN OR 1463/1707
HERON ISLES PHASE #1 PB 7/40

NEWSOME STUART B & LISA L
96680 COMMODORE POINT DRIVE
YULEE, FL 32097

2026

37-3N-28-0740-0278-0000

BUILDING CHARACTERISTICS

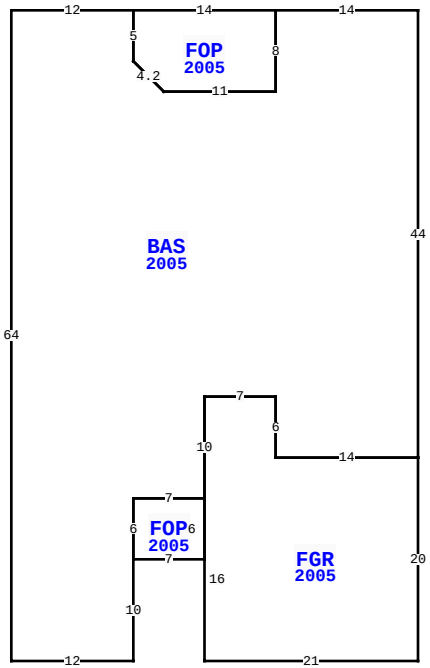
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	1,879	100	2005	1,879	183,848
FGR	462	55	2005	254	24,852
FOP	42	30	2005	13	1,272
FOP	108	30	2005	32	3,131
TOTALS	2,491			2,178	213,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,178	104.4680	109.69	238,905	2005	2005	0	0	0	10.80	89.20

1 SINGLE FAM 100% - 2007 Heated Area: 1879 HX Base Yr 2007



96680 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		213,103
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		278,103
SOH/AGL Deduction		126,974
ASSESSED VALUE		151,129
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		99,718
TOTAL JUST VALUE		278,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509691	H/AC	0	05/01/2005
P09312	OTHER	0	04/01/2005
E14499	ELEC OTHER	0	03/01/2005
B14597	NEW CONSTR	140,549	02/01/2005
R07251	REPAIR/RRF	5,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1463/1707	12/06/2006	WD	Q	I		195,700
GRANTOR: WATSON TINA M & JOSEP						
GRANTEE: NEWSOME STUART B &						
1337/0622	7/29/2005	WD	Q	I		158,200
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: WATSON TINA M & JOS						

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] S16E21N20W14N6W7S10$ N10E7S6E14N44$.

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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS