LOT 279
HERON ISLES PHASE #1 PB 7/40

GILLELAND DAYNE & ELIZABETH
96684 COMMODORE POINT DR
YULEE, FL 32097

2026

37-3N-28-0740-0279-0000

BUILDING CHARACTERISTICS

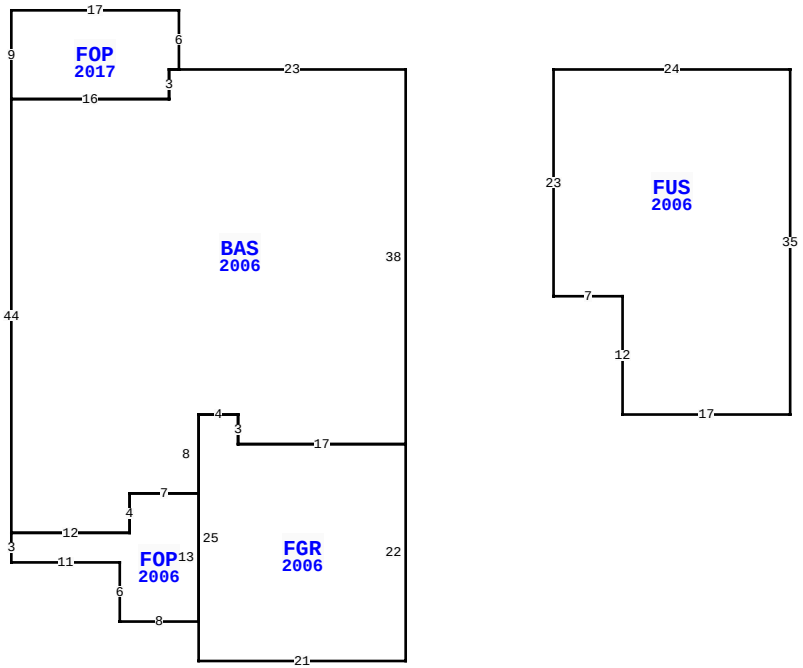
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	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	1,603	100	2006	1,603	166,143
FGR	474	55	2006	261	27,051
FOP	133	30	2006	40	4,145
FOP	150	30	2017	45	4,664
FUS	756	100	2006	756	78,355
TOTALS	3,116			2,705	280,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,705	108.8640	114.31	309,209	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2024 Heated Area: 2359 HX Base Yr 2024



96684 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		280,360
TOTAL MARKET OB/XF VALUE		1,920
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		347,280
SOH/AGL Deduction		0
ASSESSED VALUE		347,280
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		295,869
TOTAL JUST VALUE		347,280
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10669	MECH OTHER	0	11/01/2005
E15821	ELEC OTHER	1,500	09/01/2005
P10041	OTHER	0	09/01/2005
C15887	CO ISSUED	222,073	08/01/2005
R08116	REPAIR/RRF	1,500	08/01/2005
B15887	NEW CONSTR	222,073	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/0185	6/22/2022	WD	Q	I	01	395,000
GRANTOR: TERWILLIGER GEORGE B						
GRANTEE: GILLELAND DAYNE & E						
2159/1336	11/17/2017	WD	Q	I	02	189,000
GRANTOR: ALBERT JAMES						
GRANTEE: TERWILLIGER GEORGE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N22 BAS=[YR=2006] N38 W23 FOP=[YR=2017] N6 W17 S9 E16 N3 E1$W1 S3 W16 S44 FOP=[YR=2006] S3 E11 S6 E8 N13 W7 S4 W12$E12 N4 E7 N8 E4 S3 E17$W17 N3 W4 S25 E21$ PTR=N60E15 FUS=[YR=2006] E24 S35 W17 N12 W7 N23$W15S60$.

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
4	1076	TRELLIS A	0	100	16	16	256.00	SF	7.50	7.50	100	2021	2021	3	100	1,920	

LAND DESCRIPTION

TOTAL OB/XF 1,920

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