LOT 280
HERON ISLES PHASE #1 PB 7/40

MANCUSO THERESA/HAMPTON DERRICK
96688 COMMODORE PT DR
YULEE, FL 32097

**2026**

**37-3N-28-0740-0280-0000**

## BUILDING CHARACTERISTICS

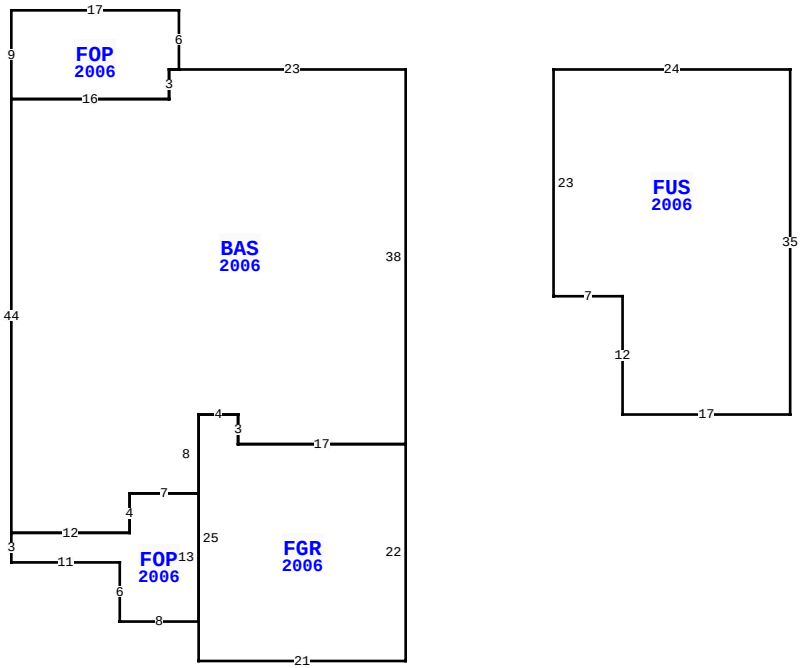
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 162,771 |
| FGR | 474 | 55 | 2006 | 261 | 26,502 |
| FOP | 133 | 30 | 2006 | 40 | 4,062 |
| FOP | 150 | 30 | 2006 | 45 | 4,570 |
| FUS | 756 | 100 | 2006 | 756 | 76,765 |
| TOTALS | 3,116 | | | 2,705 | 274,669 |

## 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 | 106.6560 | 111.99 | 302,933 | 2006 | 2006 | 0 | 0 | 0 | 9.33 | 90.67 |

1 SINGLE FAM 100% - 2022 Heated Area: 2359 HX Base Yr 2022




96688 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 | | 274,669 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 339,669 |
| SOH/AGL Deduction | | 69,519 |
| ASSESSED VALUE | | 270,150 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 218,739 |
| TOTAL JUST VALUE | | 339,669 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 345,559 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22000606 | REPAIR/RRF | 19,360 | 01/11/2022 |
| M10588 | MECH OTHER | 0 | 11/01/2005 |
| E15825 | ELEC OTHER | 1,500 | 09/01/2005 |
| P10002 | OTHER | 0 | 09/01/2005 |
| C15797 | CO ISSUED | 221,073 | 08/01/2005 |
| R08050 | REPAIR/RRF | 1,500 | 08/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2492/1899 | 8/24/2021 | QC | U | I | 11 | 82,300 |
| GRANTOR: MANCUSO THERESA | | | | | | |
| GRANTEE: MANCUSO THERESA & D | | | | | | |
| 2477/1675 | 6/20/2021 | QC | U | I | 11 | 100 |
| GRANTOR: MISSIMER GEORGE B | | | | | | |
| GRANTEE: MANCUSO THERESA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2006] N22 BAS=[YR=2006] N38 W23 FOP=[YR=2006] 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=N60 E15 FUS=[YR=2006] E24 S35 W17 N12 W7 N23$ S60 W15$.

## EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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