LOT 284
HERON ISLES PHASE #1 PB 7/40

MCSHERRY LYDIA & MITCHELL
96712 COMMODORE POINTE DRIVE
YULEE, FL 32097

2026

37-3N-28-0740-0284-0000

BUILDING CHARACTERISTICS

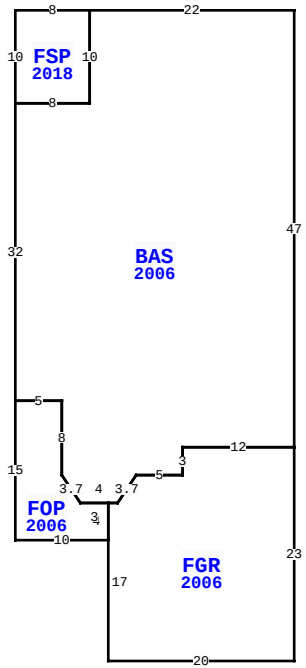
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,362	100	2006	1,362	147,561
FGR	430	55	2006	236	25,569
FOP	98	30	2006	29	3,142
FSP	80	40	2018	32	3,467
TOTALS	1,970			1,659	179,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,659	113.8000	119.49	198,234	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2023 Heated Area: 1362 HX Base Yr 2023



96712 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		179,739
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		244,739
SOH/AGL Deduction		0
ASSESSED VALUE		244,739
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		193,328
TOTAL JUST VALUE		244,739
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16914	ELEC OTHER	1,900	03/01/2006
M11018	TANKS/BLRS	0	02/01/2006
C16917	CO ISSUED	177,965	01/01/2006
R08778	REPAIR/RRF	1,500	01/01/2006
B16917	NEW CONSTR	177,965	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
202645015028	4/28/2026	WD	Q	I	01	295,000
GRANTOR: WOODS CHRISTOPHER R						
GRANTEE: MCSHERRY LYDIA & MI						
2204/0217	6/14/2018	WD	Q	I	01	180,000
GRANTOR: KELLY JEFFREY B II &						
GRANTEE: WOODS CHRISTOPHER R						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N23 BAS=[YR=2006] N47 W22 FSP=[YR=2018] W8 S10 E8 N10$S10 W8 S32 FOP=[YR=2006] S15 E10 N4 W3 U3 L2 N8 W5$E5 S8 R2 D3 E4 U3 R2 E5 N3 E12$W12 S3 W5 L2 D3 W1 S17 E20$.

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	000100	C	RES	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