LOT 286
IN OR 2123/1084
HERON ISLES PHASE #1 PB 7/40

SCHUBERT CHRISTOPHER M/WILLIAMS DESTINI N
96722 COMMODORE POINT DR
YULEE, FL 32097

2026

37-3N-28-0740-0286-0000

BUILDING CHARACTERISTICS

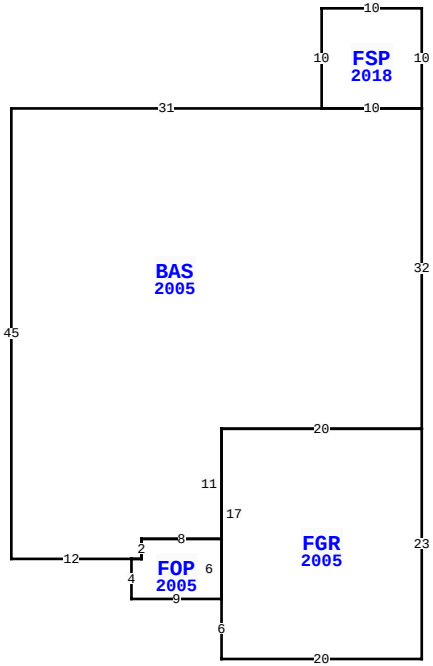
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,569	100	2005	1,569	157,607
FGR	460	55	2005	253	25,414
FOP	52	30	2005	16	1,607
FSP	100	40	2018	40	4,018
TOTALS	2,181			1,878	188,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,878	106.0360	111.34	209,097	2005	2005	0	0	0	9.78	90.22

1 SINGLE FAM 100% - 2019 Heated Area: 1569 HX Base Yr 2019



96722 COMMODORE POINT DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		188,647
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		256,692
SOH/AGL Deduction		82,793
ASSESSED VALUE		173,899
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		122,488
TOTAL JUST VALUE		256,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14500	ELEC OTHER	2,000	03/01/2005
M09488	MECH OTHER	0	03/01/2005
P09092	OTHER	0	02/01/2005
R046979	REPAIR/RRF	5,000	12/01/2004
B0414216	NEW CONSTR	116,506	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2123/1084	5/24/2017	SW	U	I	18	145,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: SCHUBERT CHRISTOPHE						
2100/1876	1/17/2017	SW	U	I	12	151,000
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W10 S10 BAS=[YR=2005] W31 S45 E12 FOP=[YR=2005] S4 E9 FGR=[YR=2005] S6 E20 N23 W20 S17$ N6 W8 S2 W1$ E1 N2 E8 N11 E20 N32 W10$ E10 N10$.

LAND DESCRIPTION

TOTAL OB/XF 3,045

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