LOT 289
HERON ISLES PHASE #1 PB 7/40

HAWTHIRBE ROGER EUGENE & ANNIE MAE
96738 COMMODORE POINT DRIVE
YULEE, FL 32097

2026

37-3N-28-0740-0289-0000

BUILDING CHARACTERISTICS

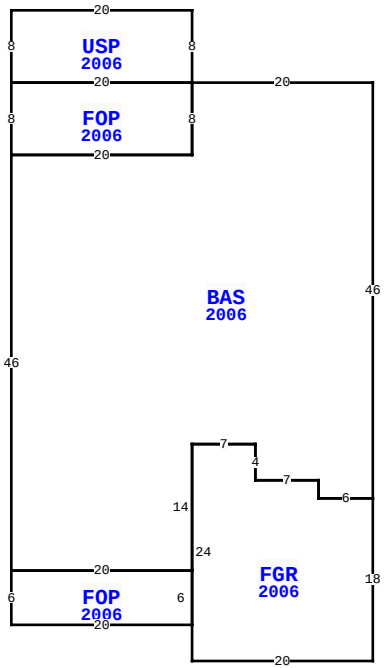
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,784	100	2006	1,784	191,527
FGR	416	55	2006	229	24,585
FOP	120	30	2006	36	3,865
FOP	160	30	2006	48	5,153
USP	160	30	2006	48	5,153
TOTALS	2,640			2,145	230,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,145	112.7000	118.34	253,839	2006	2006	0	0	0	9.28	90.72

1 SINGLE FAM 0% - 2025 Heated Area: 1784 HX Base Yr



96738 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	230,283
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	295,283
SOH/AGL Deduction	0
ASSESSED VALUE	295,283
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	295,283
TOTAL JUST VALUE	295,283
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	304,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17554	XFOB	4,298	10/31/2006
E16134	ELEC OTHER	2,000	11/01/2005
M10631	MECH OTHER	0	11/01/2005
P10185	OTHER	0	10/01/2005
R08231	REPAIR/RRF	3,000	09/01/2005
B16068	NEW CONSTR	133,809	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2736/570	8/28/2024	WD	Q	I	01	369,900
GRANTOR: CAUCHON JOSEPH						
GRANTEE: HAWTHIRBE ROGER EUG						
1386/0268	2/01/2006	WD	Q	I		175,000
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: CAUCHON JOSEPH						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N18 BAS=[YR=2006] N46 W20 USP=[YR=2006] N8 W20 S8 E20$ FOP=[YR=2006] W20 S8 E20 N8$S8 W20 S46 FOP=[YR=2006] S6 E20 N6 W20$E20 N14 E7 S4 E7 S2 E6$W6 N2 W7 N4 W7 S24 E20$.

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	0		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