LOT 348
HERON ISLES #2 PB 7/218

BROWN DAMION ST MICHAEL
96477 COMMODORE POINT DR
YULEE, FL 32097

2026

37-3N-28-0740-0348-0000

BUILDING CHARACTERISTICS

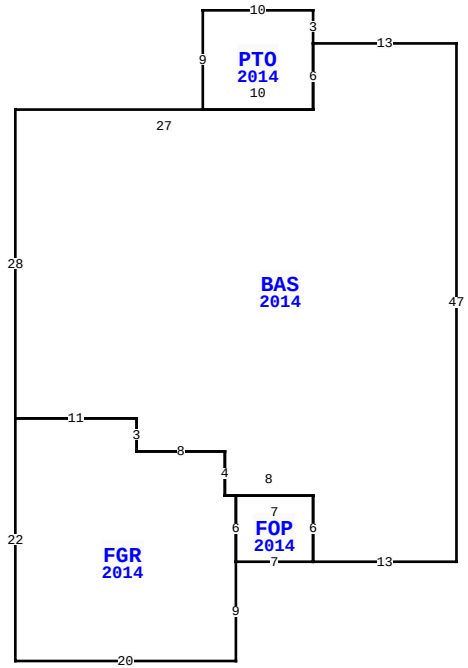
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	1,447	100	2014	1,447	165,877
FGR	409	55	2014	225	25,794
FOP	42	30	2014	13	1,490
PTO	90	5	2014	4	458
TOTALS	1,988			1,689	193,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,689	115.1000	120.86	204,133	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 0% - 2025 Heated Area: 1447 HX Base Yr



96477 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	193,620
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	258,620
SOH/AGL Deduction	0
ASSESSED VALUE	258,620
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,620
TOTAL JUST VALUE	258,620
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	263,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428173	CO ISSUED	0	06/16/2014
B1428173	NEW CONSTR	181,049	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2705/1537	4/10/2024	SW	Q	I	01	305,000
GRANTOR: WGH FLORIDA LLC						
GRANTEE: BROWN DAMION ST MIC						
1892/0104	11/20/2013	WD	Q	V	01	20,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: WGH FLORIDA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W13 PTO=[YR=2014] N3 W10 S9 E10 N6$ S6 W27 S28 FGR=[YR=2014] S22 E20 N9 FOP=[YR=2014] E7 N6 W7 S6 $ N6 W1 N4 W8 N3 W11 $ E11 S3 E8 S4 E8 S6 E13 N47 $.

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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS