LOT 352
HERON ISLES #2 PB 7/218

DIXON LISA A
96461 COMMODORE POINT DR
YULEE, FL 32097

2026

37-3N-28-0740-0352-0000

BUILDING CHARACTERISTICS

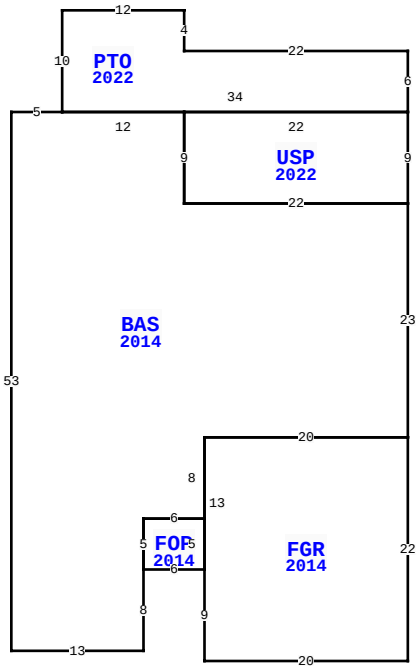
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,371	100	2014	1,371	154,565
FGR	440	55	2014	242	27,283
FOP	30	30	2014	9	1,015
PTO	252	5	2022	13	1,465
USP	198	30	2022	59	6,652
TOTALS	2,291			1,694	190,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,694	113.2000	118.86	201,349	2014	2014	0	0	0	5.15	94.85

1 SINGLE FAM 100% - 2022 Heated Area: 1371 HX Base Yr 2022



96461 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		190,980
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		255,980
SOH/AGL Deduction		8,650
ASSESSED VALUE		247,330
TOTAL EXEMPTION VALUE	WX HX HB	56,411
BASE TAXABLE VALUE		190,919
TOTAL JUST VALUE		255,980
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015274	ADDITION	5,928	11/04/2021
B1327927	CO ISSUED	0	04/11/2014
B1327927	NEW CONSTR	173,352	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2474/0228	6/25/2021	WD	Q	I	02	248,000
GRANTOR: GENTRY FELIX JR & LYZ						
GRANTEE: DIXON DAVID J & LIS						
2132/1161	7/10/2017	WD	Q	I	01	164,900
GRANTOR: HERTIG JAMES A & DIER						
GRANTEE: GENTRY FELIX JR & L						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W22 N4 W12 S10 BAS=[YR=2014] W5 S53 E13 N8 FOP=[YR=2014] E6 FGR=[YR=2014] S9 E20 N22 W20 S13 $ N5 W6 S5 $ N5 E6 N8 E20 N23 USP=[YR=2022] N9 W22 S9 E22$ W22 N9 W12$ E34 N6$.

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