LOT 359
HERON ISLES #2 PB 7/218

THE PAUL HELMUT PFAFF REV LVNG TRUST AGREEMENT/PFA
96433 COMMODORE POINT DR
YULEE, FL 32097

2026

37-3N-28-0740-0359-0000

BUILDING CHARACTERISTICS

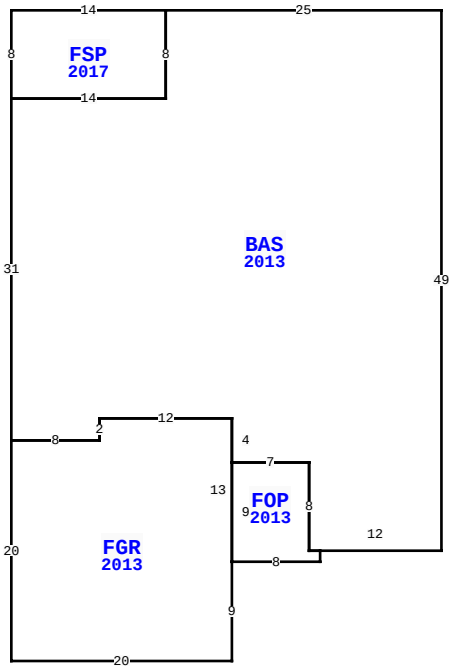
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,519	100	2013	1,519	164,918
FGR	424	55	2013	233	25,297
FOP	64	30	2013	19	2,063
FSP	112	40	2017	45	4,886
TOTALS	2,119			1,816	197,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,816	110.0000	115.50	209,748	2013	2013	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2026 Heated Area: 1519 HX Base Yr 2026



96433 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		197,163
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		262,163
SOH/AGL Deduction		109,741
ASSESSED VALUE		152,422
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		101,011
TOTAL JUST VALUE		262,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2008773	REMODEL	10,178	10/01/2020
B1327037	CO ISSUED	0	08/26/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2780/176	4/09/2025	WD	Q	I	01	320,000
GRANTOR: MAYNARD MICHELLE G &						
GRANTEE: THE PAUL HELMUT PFA						
2780/174	2/18/2022	WD	U	I	11	100
GRANTOR: GEORGE CLEVETTE J						
GRANTEE: MAYNARD MICHELLE GE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W25 FSP=[YR=2017] W14 S8 E14 N8 $ S8 W14 S31
FGR=[YR=2013] S20 E20 N9 FOP=[YR=2013] E8 N1 W1 N8 W7 S9 $
N13 W12 S2 W8 $ E8 N2 E12 S4 E7 S8 E12 N49 $.

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