LOT 373
HERON ISLES #2 PB 7/218

TOCE CHERYL D L/E/
96377 COMMODORE POINT DRIVE
YULEE, FL 32097

2026

37-3N-28-0740-0373-0000

BUILDING CHARACTERISTICS

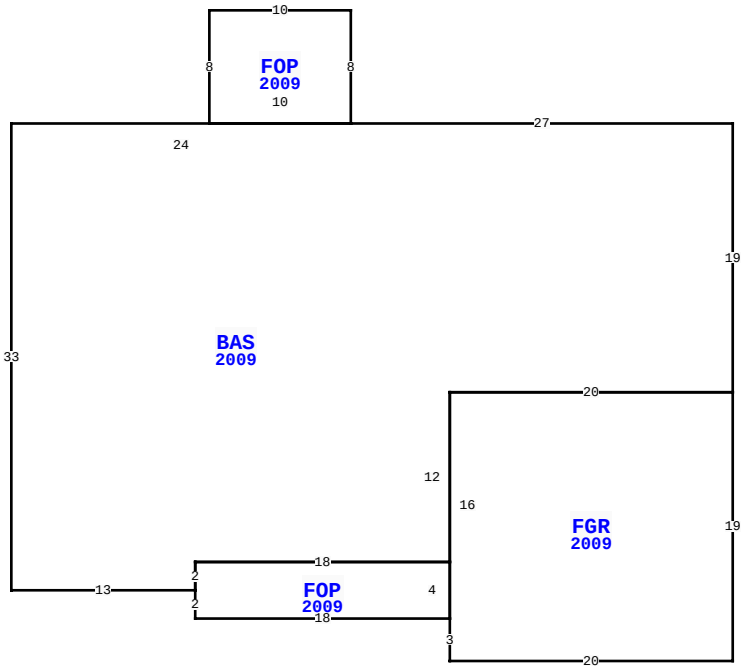
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,367	100	2009	1,367	147,615
FGR	380	55	2009	209	22,569
FOP	72	30	2009	22	2,375
FOP	80	30	2009	24	2,592
TOTALS	1,899			1,622	175,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,622	111.1800	116.74	189,352	2009	2009	0	0	0	7.50	92.50

1 SINGLE FAM 100% - 2026 Heated Area: 1367 HX Base Yr 2026



96377 COMMODORE POINT DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		175,151
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		240,151
SOH/AGL Deduction		141,493
ASSESSED VALUE		98,658
TOTAL EXEMPTION VALUE	HX HB SX WX	98,658
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		240,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2101420	REPAIR/RRF	13,942	02/01/2021
C21592	CO ISSUED	0	02/18/2010
B21592	NEW CONSTR	129,954	07/01/2008
E21096	ELEC OTHER	2,000	07/01/2008
M14034	MECH OTHER	0	07/01/2008
R11366	REPAIR/RRF	2,000	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2822/121	10/02/2025	QC	U	I	11	100
GRANTOR: TOCE CHERYL D						
GRANTEE: TOCE ROCCO A						
2797/931	6/27/2025	WD	Q	I	01	295,000
GRANTOR: BLAHUTA CAITLIN D & J						
GRANTEE: TOCE CHERYL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W27 FOP=[YR=2009] N8 W10 S8 E10 $ W24 S33 E13 FOP=[YR=2009] S2 E18 FGR=[YR=2009] S3 E20 N19 W20 S16 $ N4 W18 S2 $ N2 E18 N12 E20 N19 $.

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