LOT 375 & W1/2 OF LOT 376
HERON ISLES #2 PB 7/218
ESMT IN OR 2260/1576

NEAL PATRICK M & RUTH
96369 COMMODORE POINT DR
YULEE, FL 32097

2026

37-3N-28-0740-0375-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

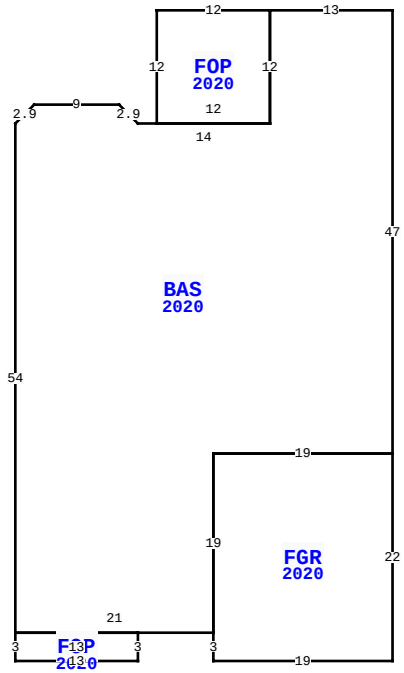
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,977	100	2020	1,977	211,318
FGR	418	55	2020	230	24,584
FOP	39	30	2020	12	1,283
FOP	144	30	2020	43	4,596
TOTALS	2,578			2,262	241,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,262	103.8800	109.07	246,716	2020	2020	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2021 Heated Area: 1977 HX Base Yr 2021



96369 COMMODORE POINT DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		241,782
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		339,282
SOH/AGL Deduction		90,544
ASSESSED VALUE		248,738
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		192,327
TOTAL JUST VALUE		339,282
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1908359	CO ISSUED	0	01/22/2020
B1908359	NEW CONSTR	267,299	08/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2374/1858	7/02/2020	WD	Q	I	01	239,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: NEAL PATRICK M & RU						
2218/0801	8/10/2018	WD	Q	V	01	46,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 FOP=[YR=2020] W12 S12 E12 N12$ S12 W14 U2 L2 W9 D2 L2 S54 FOP=[YR=2020] S3 E13 N3 W13$ E21 FGR=[YR=2020] S3 E19 N22 W19 S19$ N19 E19 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	000134	C	RES POND	100		PUD	0.00	0.00	1.50	LT		1.00	1.00	1.00	65,000.00	65,000.00	97,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/09/2026 BY SYS