

LOT 378
IN OR 1595/352
HERON ISLES #2 PB 7/218

TARDIFF DEBRA/HOOKE DONNA A
96358 COMMODORE POINT DR
YULEE, FL 32097

2026

37-3N-28-0740-0378-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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	1,197	100	2008	1,197	131,477
FGR	473	55	2008	260	28,558
FOP	50	30	2008	15	1,648
FOP	176	30	2015	53	5,822
TOTALS	1,896			1,525	167,504

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
4	0911	SCRN RM A	0	100	0	0	806.00	SF	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,525	113.8320	119.52	182,268	2008	2008	0	0	8.10	91.90

1 SINGLE FAM 100% - 2014 Heated Area: 1197 HX Base Yr 2014

The floor plan diagram shows a building layout with three distinct areas labeled in blue text: BAS 2008, FOP 2015, and FGR 2008. The dimensions are as follows: BAS 2008 is a large rectangle with a width of 40 and a height of 41. FOP 2015 is a rectangle at the top with a width of 22 and a height of 8. FGR 2008 is a complex shape on the right with a total width of 23 and a total height of 20. The dimensions for FGR 2008 are: top width 13, top-right width 7, left height 10, bottom-left width 5, bottom-left height 5, and bottom width 20. The overall width of the building is 41, and the overall height is 23.

BLD DATE	10/20/2015	KK	LGL DATE	
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TOTAL OB/XF									
53,705									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					167,504				
TOTAL MARKET OB/XF VALUE					53,705				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					286,209				
SOH/AGL Deduction					151,336				
ASSESSED VALUE					134,873				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					83,462				
TOTAL JUST VALUE					286,209				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					267,923				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530965	SCNENCL	18,420	08/01/2015
B1530585	SWIM POOL	19,000	06/01/2015
B1226572	ADDITION	5,737	11/01/2012
B26470	ADDITION	1,900	09/03/2012
M13971	MECH OTHER	0	07/01/2008
E20883	ELEC OTHER	2,500	06/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1595/0352	12/02/2008	WD	Q	I		149,000	
GRANTOR: B S LAND INVESTMENTS							
GRANTEE: TARDIFF DEBRA & DON							
1561/0362	4/16/2008	WD	U	V	19	247,500	
GRANTOR: HERON ISLES JOINT VEN							
GRANTEE: B S LAND INVESTMENT							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2015] N8 W22 S8 E22 \$ BAS=[YR=2008] W40 S41 E15 FOP=[YR=2008] E5 FGR=[YR=2008] S4 E20 N23 W7 N1 W13 S20 \$ N10 W5 S10 \$ N10 E5 N10 E13 S1 E7 N22 \$.									