LOT 380
HERON ISLES #2 PB 7/218

LYNN REBEKAH L/E/
96366 COMMODORE POINT DR
YULEE, FL 32097

2026

37-3N-28-0740-0380-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

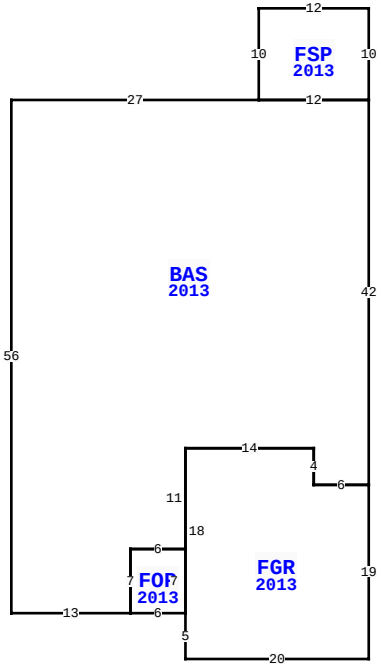
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,806	100	2013	1,806	207,065
FGR	436	55	2013	240	27,517
FOP	42	30	2013	13	1,491
FSP	120	40	2013	48	5,503
TOTALS	2,404			2,107	241,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,107	115.7380	121.52	256,043	2013	2013	0	0	0	5.65	94.35

1 SINGLE FAM 100% - 2021 Heated Area: 1806 HX Base Yr 2021



96366 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		241,577
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		306,577
SOH/AGL Deduction		78,623
ASSESSED VALUE		227,954
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		176,543
TOTAL JUST VALUE		306,577
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327365	CO ISSUED	0	12/04/2013
B1328115	SCRNWALL	1,316	12/01/2013
P1316738	NEW CONSTR	0	08/01/2013
B1327365	NEW CONSTR	211,621	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2761/1024	1/14/2025	LE	U	I	11	100
GRANTOR: LYNN REBEKAH						
GRANTEE: DOSSIN REBEKAH LYNN						
2342/1111	2/21/2020	SW	U	I	18	195,200
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: LYNN REBEKAH						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W12 S10 BAS=[YR=2013] W27 S56 E13
FOP=[YR=2013] E6 FGR=[YR=2013] S5 E20 N19 W6 N4 W14 S18 $
N7 W6 S7 $ N7 E6 N11 E14 S4 E6 N42 W12 $ E12 N10 $.

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	1.00	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