LOT 382
IN OR 1864/532
HERON ISLES #2 PB 7/218

FULMER JEFFREY R & KELLY S
96380 COMMODORE POINT DR
YULEE, FL 32097

2026

37-3N-28-0740-0382-0000

BUILDING CHARACTERISTICS

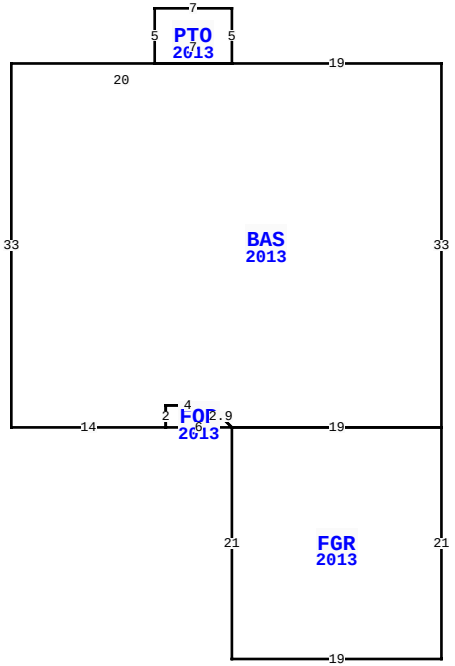
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,277	100	2013	1,277	144,522
FGR	399	55	2013	219	24,785
FOP	10	30	2013	3	340
PTO	35	5	2013	2	226
TOTALS	1,721			1,501	169,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,501	114.2400	119.95	180,045	2013	2013	0	0	0	5.65	94.35

1 SINGLE FAM 100% - 2014 Heated Area: 1277 HX Base Yr 2014



96380 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		169,872
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		234,872
SOH/AGL Deduction		106,685
ASSESSED VALUE		128,187
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		76,776
TOTAL JUST VALUE		234,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226652	CO ISSUED	0	05/01/2013
M1317900	H/AC	0	01/01/2013
P1216276	NEW CONSTR	0	12/01/2012
B1226652	NEW CONSTR	148,195	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1864/0532	6/21/2013	WD	Q	I	01	133,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FULMER JEFFREY ROBE						
1825/1491	11/16/2012	WD	U	V	30	49,200
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W19 PTO=[YR=2013] N5 W7 S5 E7 $ W20 S33 E14
FOP=[YR=2013] E6 FGR=[YR=2013] S21 E19 N21 W19 $ U2 L2 W4
S2 $ N2 E4 D2 R2 E19 N33 $.

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