LOT 383
HERON ISLES #2 PB 7/218

ABDALLAH JOSEPH P/IVEY SHELBY C
96388 COMMODORE POINT DR
YULEE, FL 32097

2026

37-3N-28-0740-0383-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

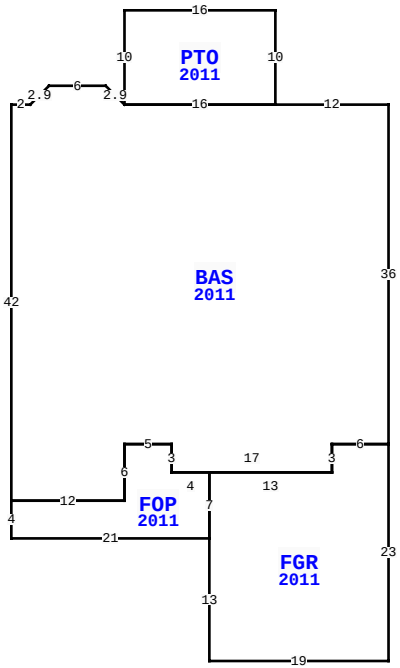
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	1,579	100	2011	1,579	170,338
FGR	398	55	2011	219	23,626
FOP	126	30	2011	38	4,099
PTO	160	5	2011	8	863
TOTALS	2,263			1,844	198,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,844	110.0000	115.50	212,982	2011	2011	0	0	0	6.60	93.40

1 SINGLE FAM 100% - 2021 Heated Area: 1579 HX Base Yr 2021



96388 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		198,925
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		263,925
SOH/AGL Deduction		67,592
ASSESSED VALUE		196,333
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		144,922
TOTAL JUST VALUE		263,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24214	CO ISSUED	0	03/07/2011
M15892	H/AC	0	01/01/2011
E23151	NEW CONSTR	0	12/01/2010
P14574	NEW CONSTR	0	12/01/2010
B24214	NEW CONSTR	176,232	12/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2370/1598	6/16/2020	WD	Q	I	01	210,000
GRANTOR: WHITE JOSEPH & NICOLE						
GRANTEE: ABDALLAH JOSEPH P &						
1731/0027	3/25/2011	WD	Q	I	02	142,200
GRANTOR: D R HORTON INC						
GRANTEE: WHITE JOSEPH & NICO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W12 PTO=[YR=2011] N10 W16 S10 E16$ W16 U2 L2 W6 D2 L2 W2 S42 FOP=[YR=2011] S4 E21 FGR=[YR=2011] S13 E19 N23 W6 S3 W13 S7 $ N7 W4 N3 W5 S6 W12 $ E12 N6 E5 S3 E17 N3 E6 N36 $.

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