LOT 385
IN OR 2016/1578
HERON ISLES #2 PB 7/218

KENT APRIL N & LELAND
96398 COMMODORE POINT DR
YULEE, FL 32097

2026

37-3N-28-0740-0385-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

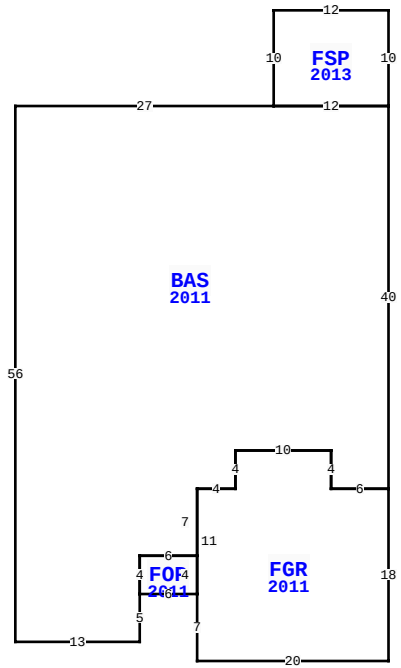
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,770	100	2011	1,770	187,123
FGR	400	55	2011	220	23,258
FOP	24	30	2011	7	740
FSP	120	40	2013	48	5,074
TOTALS	2,314			2,045	216,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,045	107.8000	113.19	231,474	2011	2011	0	0	0	6.60	93.40

1 SINGLE FAM 100% - 2016 Heated Area: 1770 HX Base Yr 2016



96398 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		216,197
TOTAL MARKET OB/XF VALUE		45,000
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		326,197
SOH/AGL Deduction		135,999
ASSESSED VALUE		190,198
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		138,787
TOTAL JUST VALUE		326,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326462	SWIM POOL	0	07/01/2013
B1327382	SWIM POOL	24,250	06/01/2013
C24773	CO ISSUED	0	09/21/2011
M16351	H/AC	0	07/01/2011
P1114819	PLUMBING	0	06/01/2011
B24773	NEW CONSTR	195,547	06/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2016/1578	11/23/2015	WD	Q	I	01	192,000
GRANTOR: NICHOLS ERIC B						
GRANTEE: KENT APRIL N & LELA						
1940/1641	9/26/2014	WD	Q	I	01	183,000
GRANTOR: WHITE JASON L & JENNI						
GRANTEE: NICHOLS ERIC B						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W12 S10 BAS=[YR=2011] W27 S56 E13 N5
FOP=[YR=2011] E6 FGR=[YR=2011] S7 E20 N18 W6 N4 W10 S4 W4
S11 $ N4 W6 S4 $ N4 E6 N7 E4 N4 E10 S4 E6 N40 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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2013	2013	04	90	45,000	

LAND DESCRIPTION

TOTAL OB/XF 45,000

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	000100	C	RES	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