

Property Information		Request Information		Update Information	
File#:	24-2205054	Requested Date:	08/16/2024	Update Requested:	
Owner:	WGH FLORIDA LLC	Branch:		Requested By:	
Address 1:	96495 Commodore Point Drive	Date Completed:		Update Completed:	
Address 2:		# of Jurisdiction(s):			
City, State Zip:	Yulee, FL 32097	# of Parcel(s):	1		

Notes

CODE VIOLATIONS Per Nassau County Department of Zoning there are no Code Violation cases on this property.
 Collector: Nassau County
 Payable: 96161 Nassau Pl, Yulee, FL 32097
 Business# (904) 530-6250

PERMITS Per Nassau County Building Department there are no Open/Pending/ Expired Permit on this property.
 Collector: Nassau County
 Payable: 96161 Nassau Pl, Yulee, FL 32097
 Business# (904) 530-6250

SPECIAL ASSESSMENTS Per Nassau County Tax Collector Department there are no Special Assessments/liens on the property.
 Collector: Nassau County
 Payable: 86130 License Road, Fernandina Beach, FL 32034
 Business# 904-491-7400

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

DEMOLITION NO

UTILITIES WATER & SEWER
 Account #: N/A
 Payment Status: N/A
 Status: Pvt & Lienable
 Amount: N/A
 Good Thru: N/A
 Account Active: N/A
 Collector: JEA Service Water and Sewer
 Payable Address: PO Box 45047 Jacksonville, FL 32202-5047
 Business # (904) 665-6000

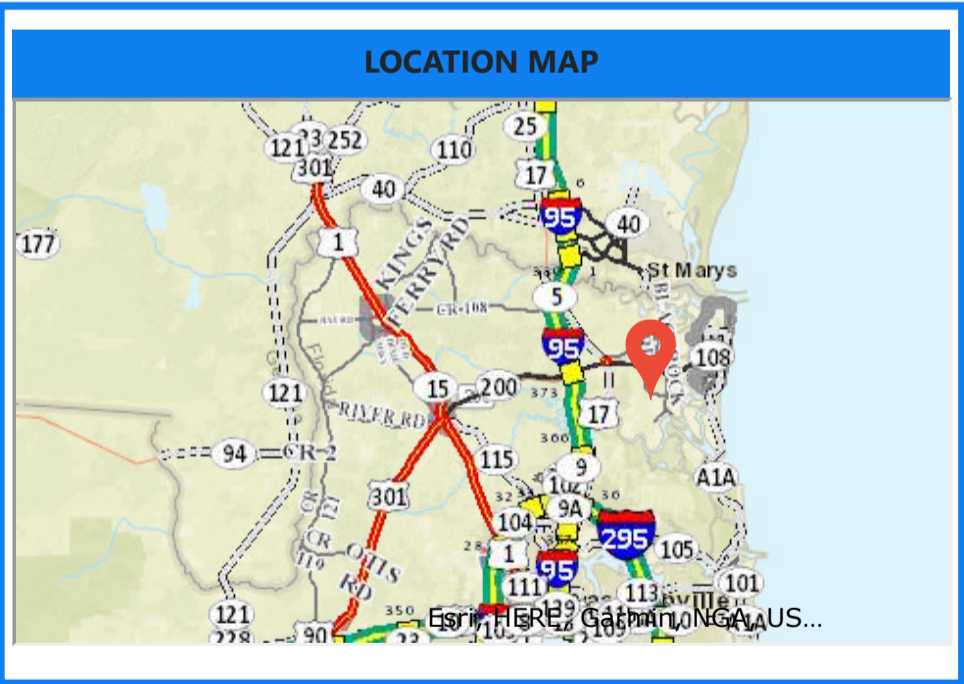
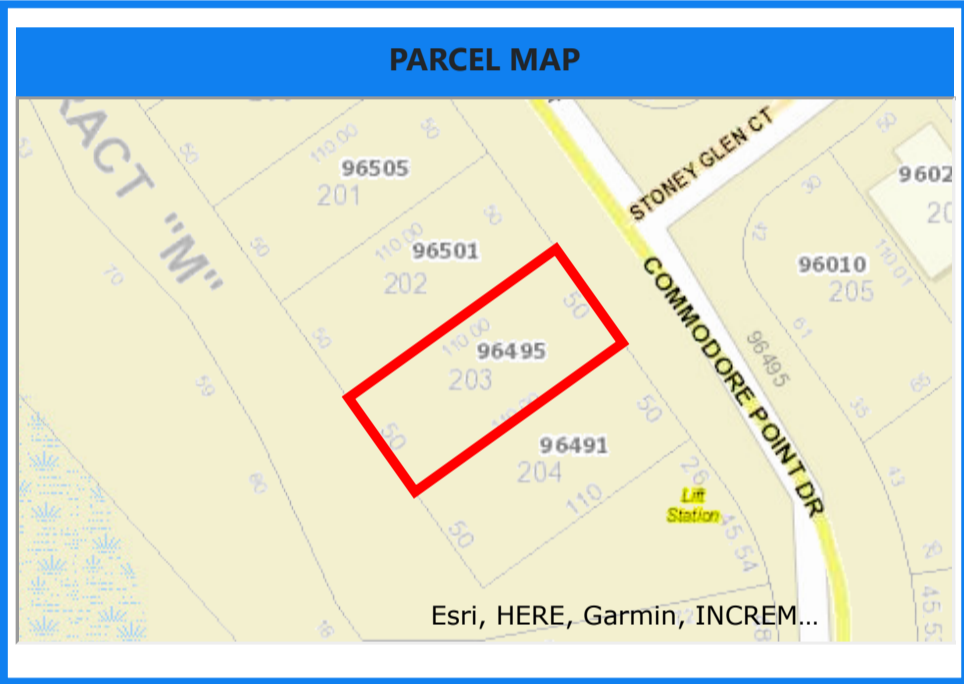
UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION REQUIRED.

Garbage
 Garbage bills are included in the Real Estate Property taxes.

PROPERTY INFORMATION	
Parcel Number 37-3N-28-0740-0203-0000	
Owner Name	WGH FLORIDA LLC
Mailing Address	103 FOULK RD STE 900 WILMINGTON, DE 19803
Location Address	96495 COMMODORE POINT DR YULEE 32097
Tax District	004 - UNINCORPORATED COUNTY
Milage	15.0452
Homestead	No
Property Usage	SINGLE FAMILY 000100
Deed Acres	0
Short Legal	LOT 203 IN OR 1936/1012 HERON ISLES PHASE 1 REPLAT

2024 Preliminary Values	
Land Value	\$55,000
(+) Improved Value	\$192,186
(=) Market Value	\$247,186
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$30,542
(=) Assessed Value	\$216,644
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$247,186
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$216,644

Note - *10% Cap does not apply to School Taxable Value



BUILDING INFORMATION									
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
SINGLE FAM	1953	1437	3	2	WD FR STUC	AVERAGE	AIR DUCTED	FORCED AIR	2014



MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
CONCRETE B	0 X 0	685	2014
CONCRETE B	0 X 0	0	0

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2014-08-15	1936 / 1012	\$20,000	WD	U	V	HERON ISLES JOINT VENTURE LLP	WGH FLORIDA LLC

CERTIFICATION

I HEREBY CERTIFY under penalty of perjury that I am the Public Records Liaison for the Nassau County Code Enforcement Department. I have reviewed the request of Max Young.

(Initial)

FE

The Nassau County Code Enforcement Department has no records responsive to the Request.

Documents responsive to the Public Records Request in the possession and purview of the Nassau County Code Enforcement Department are attached hereto and are all inclusive.

7-30-24
DATE

Felicia Fort
Signature
Public Records Liaison
Code Enforcement Department

Request Information

Print Requested By: ffort
Date Printed: 07/30/2024

Request Number: PRR-2024-2485
Date of Request: 07/30/2024 04:18 PM
Request Type: Public Request Form
Request Status: Pending Department Response
Public Request: No

Request Details

**No violations or liens
on file with this dept.**

Request Fields

Type of Requester	PublicRequester
Name of Media Outlet	
Name of Requestor	Max Young
Submitting Organization(if applicable)	
Phone	3022619069
Email	MLS@stellaripl.com
Address	2605 Maitland Center
City	Maitland, FL
State	Florida
Zip	32751
Minutes, Ordinances, or Resolutions	No
Lien Search	Yes
Folio#/Parcel ID	37-3N-28-0740-0203-0000
Property Address	96495 Commodore Point Drive Yulee FL 32097

Property Owner	WGH Florida LLC
Legal Description	LOT 203 IN OR 1936/1012 HERON ISLES PHASE 1 REPLAT
Correspondence/Emails	No
Date Range	
Email address of the person(if not county employee)	
Fire Records Request	No
Medical Records Request	No
Description of Request (Be as specific as possible, including name, dates, case numbers, etc, if known.)	<p>Hello, Our firm has been requested to research the referenced property for any BUILDING PERMITS, CODE VIOLATION & SPECIAL ASSESSMENT on record in any city, town, village, or port authority. We are currently working with closing on this property scheduled and would need the below records verified. Please provide the requested below info at the earliest. Address: 96495 Commodore Point Drive Yulee FL 32097 Parcel: 37-3N-28-0740-0203-0000 Owner: WGH Florida LLC 1. Please advise if the above address has any OPEN/PENDING/EXPIRED Permits and demolition permits that need attention and any fees due currently. 2. Also advise if there are any open Code Violation or fines due that needs attention currently. 3. Advise if there are any unrecorded liens/fines/special assessments due.</p>
I request (<i>select one</i>):	Electronic

CERTIFICATION

I HEREBY CERTIFY under penalty of perjury that I am the Public Records Liaison for the Nassau County Building Department. I have reviewed the request of Max Young:

(Initial)

JW

The Nassau County Building Department has no records responsive to the Request.

Documents responsive to the Public Records Request in the possession and purview of the Nassau County Building Department are attached hereto and are all inclusive.

07/31/2024
DATE

Jessica White
Signature
Public Records Liaison
Building Department