

PLOUFFE ROGER W & LISA M
96671 COMMODORE POINT DRIVE
YULEE, FL 32097

37-3N-28-0740-0174-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 90
20 FACE BRICK 10
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 70
08 SHT VINYL 30
03 CENTRAL 100
04 AIR DUCTED 100
4 100
2 100
02 WOOD FRAME 100
1. 1. 100
0 100
00 NONE 100

05 Quality Level 05
0100 SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4038.00
AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE
BAS1,4641001,464145,388
FGR3615519919,762
FOP8930272,682
PTO10055497

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0100011,695120.2300108.51183,92420052005008.4891.52

1 SINGLE FAM - 100% - 2006Heated Area: 1464HX Base Yr 2006

The diagram shows a large rectangular lot with dimensions 25 by 45. Inside the lot, there are three distinct areas labeled in blue: 'BAS 2005' at the top center, 'FOP 2005' at the bottom left, and 'FGR 2005' at the bottom right. The lot is divided into several sections with various dimensions indicated by numbers along the boundaries.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE168,327
TOTAL MARKET OB/XF VALUE2,348
TOTAL LAND VALUE - MARKET55,000
TOTAL MARKET VALUE225,675
SOH/AGL Deduction110,724
ASSESSED VALUE114,951
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE64,951
TOTAL JUST VALUE225,675
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE196,833

PERMIT NUMDESCRIPTIONAMTISSUED

E15742ELEC OTHER009/01/2005
M10293MECH OTHER009/01/2005
P09823OTHER008/01/2005
R07378REPAIR/RRF3,00003/01/2005
B14844NEW CONSTR106,48003/01/2005

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCD SALE PRICE

1368/078911/21/2005WDQI169,900

GRANTOR: MICHAELS BRITTANY D &
GRANTEE: PLOUFFE ROGER W & L
1364/051811/03/2005WDQI130,700
GRANTOR: YOUNG AMERICAN HOMES
GRANTEE: DARBY JACKIE S ETAL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W15 PT0=[YR=2005] N10 W10 S10 E10\$ W25 S45 E12
FOP=[YR=2005] E9 FGR=[YR=2005] S6 E19 N19 W19 S13\$ N13 W5 S7
W4 S6\$ N6 E4 N7 E24 N32\$.

EXTRA FEATURES

96671 COMMODORE POINT DR, YULEE

BLD DATE
XF DATE
INC DATE

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B01000519.00SF5.205.20100200520053872,348

LAND DESCRIPTION

TOTAL OB/XF2,348

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000006PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE07/26/2017BYKWXTotal Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/02/2023 BY SYS