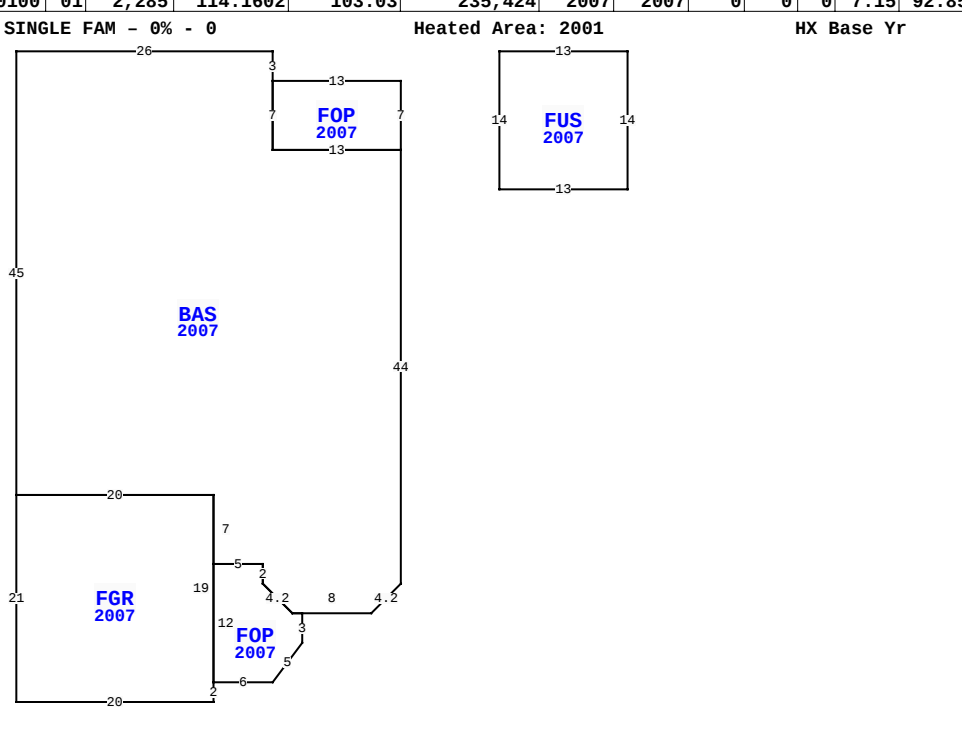


GODFREY ADAM & ELIZABETH
96611 COMMODORE POINT DR
YULEE, FL 32097

37-3N-28-0740-0180-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 70								0100	01	2,285	114.1602	103.03	235,424	2007	2007	0	0	0	7.15	92.85																	
Exterior Wall	16	WD FR STUC 30								1 SINGLE FAM - 0% - 0										Heated Area: 2001										HX Base Yr									
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 Stories	02	WOOD FRAME 100																																					
Units	1.5	1.5 100																																					
Occupancy	00	NONE 100																																					
Quality		05 Quality Level 05																																					
DOR CODE		0100 SINGLE FAMILY																																					
MAP NUM										MKT AREA								04																					
NEIGHBORHOOD/LOC		4038.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,819	100	1,819	174,012																																			
FGR	420	55	231	22,098																																			
FOP	87	30	26	2,487																																			
FOP	91	30	27	2,583																																			
FUS	182	100	182	17,410																																			
TOTALS		2,599		2,285		218,591																																	
EXTRA FEATURES										96611 COMMODORE POINT DR, YULEE										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE									
L N	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																							
1	0810	CONCRETE A	0	0	40	16			640.00	SF	6.50			6.50	100	2007	2007	3	89	3,702																			
2	0810	CONCRETE A	0	0	12	3			36.00	SF	6.50			6.50	100	2007	2007	3	89	208																			
SALES DATA																																							
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE																															
2283/0987		6/18/2019		WD	Q	I	01	214,000																															
GRANTOR: BROOKINS BESSIE L																																							
GRANTEE: GODFREY ADAM & ELIZ																																							
2020/0660		12/22/2015		SW	Q	I	01	164,000																															
GRANTOR: FANNIE MAE																																							
GRANTEE: BROOKINS BESSIE L																																							
BUILDING NOTES																																							
BUILDING DIMENSIONS																																							
FOP=[YR=2007] W13 BAS=[YR=2007] N3W26S45 FGR=[YR=2007] S21E20N2 FOP=[YR=2007] E6 U4 R3 N3W1 U3 L3 N2W5S12\$N19W20\$ E20S7E5S2 D3 R3 E8 U3 R3 N44W13 N7\$S7E13N7\$ PTR=N3E10 FUS=[YR=2007] S14E13N14W13\$ W10S3\$.																																							
LAND DESCRIPTION TOTAL OB/XF 3,910																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTLS	UNIT TYPE	D T	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	SFR	0	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000																						
REVIEW DATE 09/16/2016 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																																							