



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

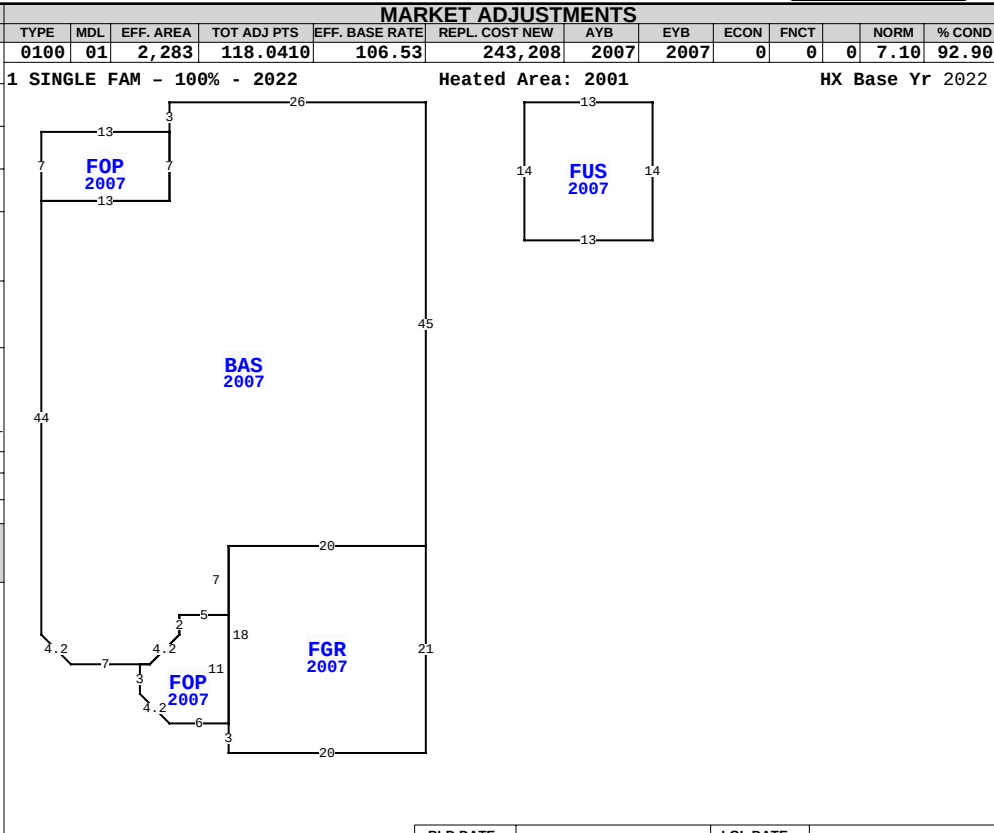
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,819	100	1,819	180,020
FGR	420	55	231	22,861
FOP	79	30	24	2,375
FOP	91	30	27	2,672
FUS	182	100	182	18,011
TOTALS	2,591		2,283	225,940

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0810	CONCRETE A	0	100	10	3	
2	0810	CONCRETE A	0	100	40	16	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



96652 COMMODORE POINT DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF		
3,876		

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		225,940	
TOTAL MARKET OB/XF VALUE		3,876	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		284,816	
SOH/AGL Deduction		32,018	
ASSESSED VALUE		252,798	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		202,798	
TOTAL JUST VALUE		284,816	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		245,435	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801675	REPAIR/RRF	11,725	02/01/2018
E18313	NEW CONSTR	1,800	11/01/2006
M12227	H/AC	0	11/01/2006
P11653	NEW CONSTR	0	10/01/2006
C18556	CO ISSUED	0	09/01/2006
R09739	REPAIR/RRF	1,500	09/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2490/0841	8/23/2021	WD Q	I	01	
GRANTOR: JACOBY JACK					
GRANTEE: GORDY CAROLYN B					
2340/1501	2/18/2020	SW Q	I	01	
GRANTOR: 96652 COMMODORE POINT					
GRANTEE: JACOBY JACK					

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2007] W26S3 FOP=[YR=2007] W13S7E13 N7\$ S7W13S44 D3 R3 E7 FOP=[YR=2007] S3 D3 R3 E6 FGR=[YR=2007] S3E20N21W20 S18\$N11W5S2 D3 L3 W1\$ E1 U3 R3 N2E5N7E20N45\$ PTR=E10 FUS=[YR=2007] S14E13N14W13\$ W10\$.		