



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	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	1,603	100	1,603	159,983
FGR	474	55	261	26,048
FOP	133	30	40	3,992
FOP	150	30	45	4,491
FUS	756	100	756	75,451
TOTALS	3,116		2,705	269,966

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	40	16	640.00	SF	6.50
2	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50
3	0855	CONC PAVER	0	0	16	16	256.00	SF	10.00
4	1076	TRELLIS A	0	0	16	16	256.00	SF	5.63

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,705	119.7504	108.07	292,329	2006	2006	0	0
1 SINGLE FAM - 0% - 2023									
Heated Area: 2359									
HX Base Yr									

96684 COMMODORE POINT DR, YULEE					BLD DATE					LGL DATE		
					XF DATE					LAND DATE		
					INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
640.00	SF	6.50	6.50	100	2006	2006	3	88	3,661			
42.00	SF	6.50	6.50	100	2006	2006	3	88	240			
256.00	SF	10.00	10.00	100	2021	2021	3	100	2,560			
256.00	SF	5.63	5.63	100	2021	2021	3	98	1,411			

TOTAL OB/XF										7,872							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1							
VALUATION SUMMARY										4							
VALUATION BY										STANDARD							
Tax Group: 4										Tax Dist:							
BUILDING MARKET VALUE										269,966							
TOTAL MARKET OB/XF VALUE										7,872							
TOTAL LAND VALUE - MARKET										55,000							
TOTAL MARKET VALUE										332,838							
SOH/AGL Deduction										0							
ASSESSED VALUE										332,838							
TOTAL EXEMPTION VALUE										0							
BASE TAXABLE VALUE										332,838							
TOTAL JUST VALUE										332,838							
NCON VALUE										0							
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE										285,090							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10669	MECH OTHER	0	11/01/2005
E15821	ELEC OTHER	1,500	09/01/2005
P10041	OTHER	0	09/01/2005
C15887	CO ISSUED	222,073	08/01/2005
R08116	REPAIR/RRF	1,500	08/01/2005
B15887	NEW CONSTR	222,073	08/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2573/0185	6/22/2022	WD	Q	I	01	395,000	
GRANTOR: TERWILLIGER GEORGE B							
GRANTEE: GILLELAND DAYNE & E							
2159/1336	11/17/2017	WD	Q	I	02	189,000	
GRANTOR: ALBERT JAMES							
GRANTEE: TERWILLIGER GEORGE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2006] N22 BAS=[YR=2006] N38 W23 FOP=[YR=2017] N6 W17 S9 E16 N3 E1\$W1 S3 W16 S44 FOP=[YR=2006] S3 E11 S6 E8 N13 W7 S4 W12\$E12 N4 E7 N8 E4 S3 E17\$W17 N3 W4 S25 E21\$ PTR=N60E15 FUS=[YR=2006] E24 S35 W17 N12 W7 N23\$W15S60\$.									