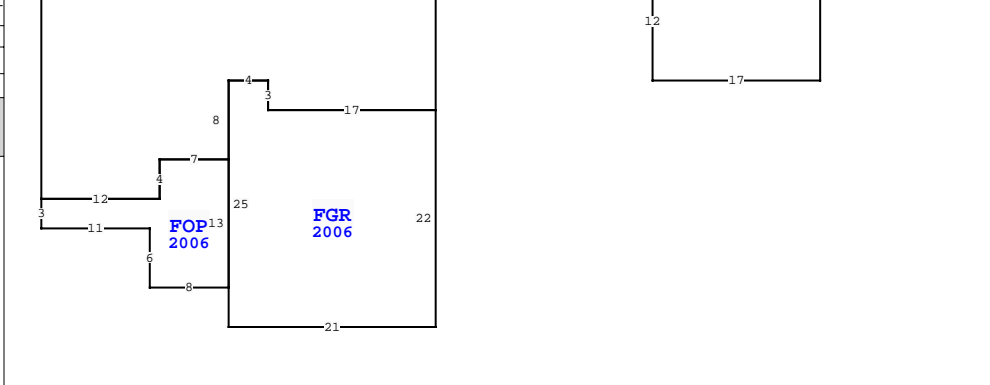




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,705	117.3216	105.88	286,405	2006	2006	0	0	0	7.65	92.35		
1 SINGLE FAM - 100% - 2022 Heated Area: 2359 HX Base Yr 2022														



Quality	CD	Quality Level		
05	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	156,742
FGR	474	55	261	25,521
FOP	133	30	40	3,911
FOP	150	30	45	4,400
FUS	756	100	756	73,922
TOTALS	3,116		2,705	264,495

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			264,495
TOTAL MARKET OB/XF VALUE			3,918
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			323,413
SOH/AGL Deduction			75,224
ASSESSED VALUE			248,189
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			198,189
TOTAL JUST VALUE			323,413
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			277,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000606	REPAIR/RRF	19,360	01/11/2022
M10588	MECH OTHER	0	11/01/2005
E15825	ELEC OTHER	1,500	09/01/2005
P10002	OTHER	0	09/01/2005
C15797	CO ISSUED	221,073	08/01/2005
R08050	REPAIR/RRF	1,500	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2492/1899	8/24/2021	QC	U	I	11	82,300
GRANTOR: MANCUSO THERESA						
GRANTEE: MANCUSO THERESA & D						
2477/1675	6/20/2021	QC	U	I	11	100
GRANTOR: MISSIMER GEORGE B						
GRANTEE: MANCUSO THERESA						

EXTRA FEATURES

96688 COMMODORE POINT DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC 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	0 100	40 16	640.00	SF	6.50	6.50	100	2006	2006	3	88	3,661	
2	0810	CONCRETE A	0 100	15 3	45.00	SF	6.50	6.50	100	2006	2006	3	88	257	

BUILDING NOTES	

**BUILDING DIMENSIONS**  
FGR=[YR=2006] N22 BAS=[YR=2006] N38 W23 FOP=[YR=2006] 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=N60 E15 FUS=[YR=2006] E24 S35 W17 N12 W7 N23\$ S60 W15\$.

LAND DESCRIPTION		TOTAL OB/XF														3,918								
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							