



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,100	100	1,100	117,605
FGR	440	55	242	25,873
FOP	42	30	13	1,390
FUS	900	100	900	96,222
TOTALS	2,482		2,255	241,090

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	40	16	640.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	31	3	93.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	9	13	117.00	SF	6.50	6.50	
4	0476	VF 6 SBPL	0	0	0	0	52.00	LF	16.00	16.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,255	128.2820	115.77	261,061	2006	2006	0	0	7.65	92.35
1 SINGLE FAM - 0% - 2023											
Heated Area: 2000											
HX Base Yr											
96702 COMMODORE POINT DR, YULEE											

TOTAL OB/XF											
5,478											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										241,090	
TOTAL MARKET OB/XF VALUE										5,478	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										301,568	
SOH/AGL Deduction										0	
ASSESSED VALUE										301,568	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										301,568	
TOTAL JUST VALUE										301,568	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										258,842	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16895	ELEC OTHER	1,500	03/01/2006
M11200	MECH OTHER	0	03/01/2006
P10503	OTHER	0	01/01/2006
C16746	CO ISSUED	214,490	12/01/2005
R08657	REPAIR/RRF	1,500	12/01/2005
B16746	NEW CONSTR	214,490	12/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2595/1651	10/07/2022	WD	Q	I	01	365,000	
GRANTOR: MALBONE RYAN CHRISTOP							
GRANTEE: SHV HOMES 1 LLC							
2247/1384	12/13/2018	WD	Q	I	01	205,000	
GRANTOR: CYR CHRISTOPHER							
GRANTEE: MALBONE RYAN CHRIST							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2006] N24 BAS=[YR=2006] N36 W30 S30 FOP=[YR=2006] S7 E6 N7 W6\$E6 S10 E14 N4 E10\$W10 S4 W10 S20 E20\$ PTR=N30E15 FUS=[YR=2006] N30 E30 S30 W30\$ W15S30\$.											