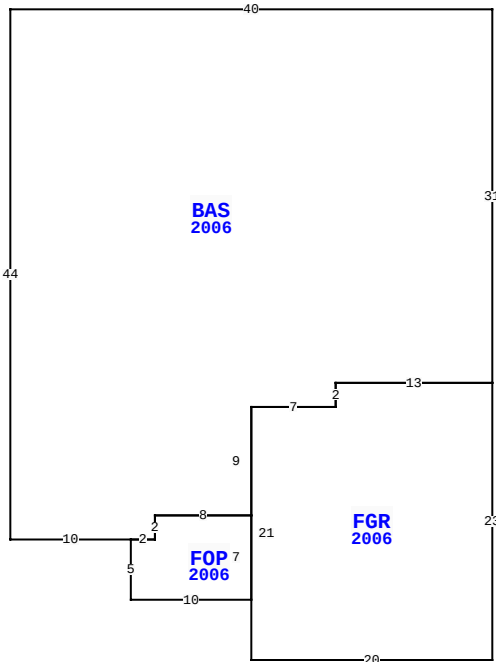


DRAWDY MICHAEL L JR
96732 COMMODORE POINT DRIVE
YULEE, FL 32097

2023



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 90								0100	01	1,763	120.1200	108.41	191,127	2006	2006		0	0	7.55	92.45	VALUATION BY																														
Exterior Wall	21	STONE 10								1 SINGLE FAM - 100% - 2007										Heated Area: 1498										HX Base Yr 2007										STANDARD													
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	02	WOOD FRAME 100																																																			
Stories	1.	1. 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	1,498	100	1,498	150,137																																																	
FGR	446	55	245	24,555																																																	
FOP	66	30	20	2,004																																																	
TOTALS		2,010		1,763	176,697																																																
EXTRA FEATURES										96732 COMMODORE POINT DR, YULEE										<table><tr><td colspan="2">BLD DATE</td><td colspan="2"></td><td colspan="2">LGL DATE</td><td colspan="2"></td></tr><tr><td colspan="2">XF DATE</td><td colspan="2"></td><td colspan="2">LAND DATE</td><td colspan="2"></td></tr><tr><td colspan="2">INC DATE</td><td colspan="2"></td><td colspan="2">AG DATE</td><td colspan="2"></td></tr></table>										BLD DATE				LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE			
BLD DATE				LGL DATE																																																	
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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	10	10	100.00	SF	6.50	6.50	100	2006	2006	3	88	572																																						
2	0810	CONCRETE A	0 100	40	16	640.00	SF	6.50	6.50	100	2006	2006	3	88	3,661																																						
3	0810	CONCRETE A	0 100	15	3	45.00	SF	6.50	6.50	100	2006	2006	3	88	257																																						