LOT 347
HERON ISLES #2 PB 7/218

OLYMPUS BORROWER LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2023

37-3N-28-0740-0347-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
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

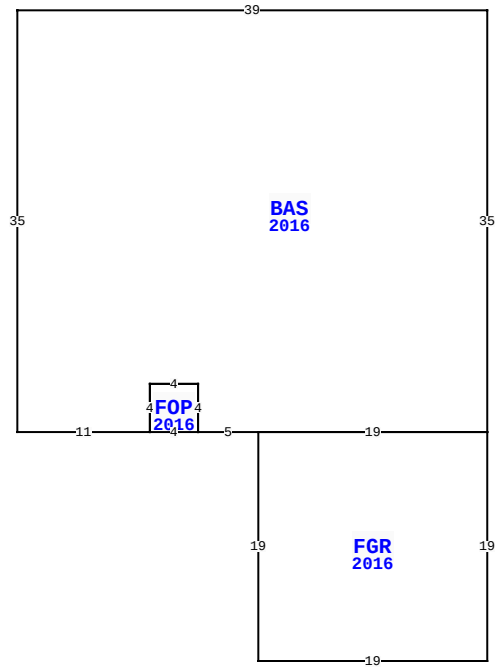
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,349	100	1,349	150,770
FGR	361	55	199	22,241
FOP	16	30	5	559
TOTALS	1,726		1,553	173,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,553	127.0104	114.63	178,020	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1349 HX Base Yr



96481 COMMODORE POINT DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	173,570
TOTAL MARKET OB/XF VALUE	4,760
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	233,330
SOH/AGL Deduction	0
ASSESSED VALUE	233,330
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	233,330
TOTAL JUST VALUE	233,330
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632016	NEW CONSTR	0	04/05/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2556/0143	4/08/2022	WD	U	I	11	325,000
GRANTOR: WALLACE JAMIE & NOAH						
GRANTEE: OLYMPUS BORROWER LL						
2554/0548	4/08/2022	WD	Q	I	01	325,000
GRANTOR: WALLACE JAMIE & NOAH						
GRANTEE: PROGRESS RESIDENTIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W39 S35 E11 FOP=[YR=2016] E4 N4 W4 S4$ N4 E4 S4 E5 FGR=[YR=2016] S19 E19 N19 W19$ E19 N35$.

EXTRA FEATURES

LN	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	0	31	3	93.00	SF	6.50	6.50	100	2016	2016	3	97	586	
2	0810	CONCRETE A	0	0	0	0	662.00	SF	6.50	6.50	100	2016	2016	3	97	4,174	

LAND DESCRIPTION

TOTAL OB/XF 4,760

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/26/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS