

MAYNARD MICHELLE G & JOHNATHAN THOMAS
96433 COMMODORE POINT DR
YULEE, FL 32097

37-3N-28-0740-0359-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1										
ELEMENT		CD	16 WD FR STUC 100		0100 01		1,816		121.0000		109.20		198,307		2013		2013		0		0		4.50		95.50		VALUATION BY		STANDARD	
Exterior Wall		03	GABLE/HIP 100		1		SINGLE FAM - 100% - 2014		Heated Area: 1519		HX Base Yr 2014																Tax Group: 4		Tax Dist:	
Roof Structur		03	COMP SHNGL 100																								BUILDING MARKET VALUE		189,383	
Roof Cover		05	DRYWALL 100																								TOTAL MARKET OB/XF VALUE		3,255	
Interior Wall		14	CARPET 70																								TOTAL LAND VALUE - MARKET		55,000	
Interior Floo		08	SHT VINYL 30																								TOTAL MARKET VALUE		247,638	
Air Condition		03	CENTRAL 100																								SOH/AGL Deduction		115,535	
Heating Type		04	AIR DUCTED 100																								ASSESSED VALUE		132,103	
Bedrooms			3 100																								TOTAL EXEMPTION VALUE		HX HB 50,000	
Bathrooms			2 100																								BASE TAXABLE VALUE		82,103	
Frame		02	WOOD FRAME 100																								TOTAL JUST VALUE		247,638	
Stories		1.	1. 100																								NCON VALUE		0	
Units		00	NONE 100																								INCOME VALUE			
Occupancy		00																									PREVIOUS YEAR MKT VALUE		214,775	
Quality		05	Quality Level 05																											
DOR CODE		0100	SINGLE FAMILY																											
MAP NUM			MKT AREA																											
NEIGHBORHOOD/LOC		4038.00																												
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS		1,519	100	1,519	158,411																									
FGR		424	55	233	24,299																									
FOP		64	30	19	1,982																									
FSP		112	40	45	4,693																									
TOTALS		2,119		1,816	189,383																									
EXTRA FEATURES		96433 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	0811	CONCRETE B	0 100	0	0	659.00	SF	5.20	5.20	100	2013	2013	3	95	3,255															