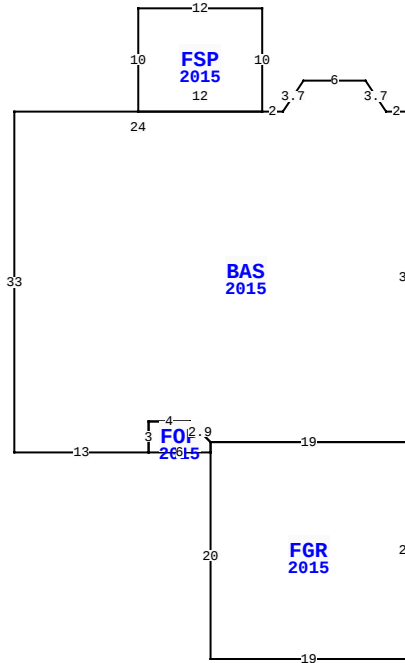


LANDINO NICHOLAS & AMELIA 1999 TRUST/LANDINO NICHOLAS
96430 COMMODORE POINT DR
YULEE, FL 32097

37-3N-28-0740-0402-0000

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	VALUATION BY	STANDARD														
Exterior Wall	10	ABOVE AVG 70		0100	01	1,515	130.0398		117.36	177,800	2015	2015	0	0	0	3.15	96.85	Tax Group: 4	Tax Dist:										
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2022										Heated Area: 1243					HX Base Yr 2022											
Roof Structur	03	GABLE/HIP 100											BUILDING MARKET VALUE					172,199											
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE					6,290											
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET					55,000											
Interior Floo	14	CARPET 70											TOTAL MARKET VALUE					233,489											
Interior Floo	11	CLAY TILE 30											SOH/AGL Deduction					25,534											
Air Condition	03	CENTRAL 100											ASSESSED VALUE					207,955											
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE					HX HB 50,000											
Bedrooms	3	100											BASE TAXABLE VALUE					157,955											
Bathrooms	2	100											TOTAL JUST VALUE					233,489											
Frame		N/A 100											NCON VALUE					0											
Stories	1.	1. 100	INCOME VALUE																										
Units	0	100	PREVIOUS YEAR MKT VALUE					201,898																					
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	1,243	100	1,243	141,283																									
FGR	399	55	219	24,892																									
FOP	16	30	5	569																									
FSP	120	40	48	5,456																									
TOTALS		1,778		1,515	172,199																								
EXTRA FEATURES										96430 COMMODORE POINT DR, YULEE																			
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		1,260.00	SF	5.20		5.20	100	2015	2015	3	96	6,290											
LAND DESCRIPTION										TOTAL OB/XF 6,290																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000												
REVIEW DATE		08/02/2018		BY		KWX		Total Acres: 0.00		Total Land Value: 55,000		Market: 0		Agricultural: 0		Common: 55,000		PRINTED 08/02/2023 BY SYS											