



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4038.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,603	100	1,603	164,108
FGR	474	55	261	26,720
FOP	133	30	40	4,095
FUS	756	100	756	77,396

TOTALS	2,966		2,660	272,321
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	10	15	150.00	SF	6.50
3	0810	CONCRETE A	0	100	42	16	672.00	SF	6.50
4	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50
5	1242	WD DECK A	0	100	9	9	81.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	PUD	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,660	117.3216	111.46	296,484	2006	2006	0	0	0	8.15	91.85
1 SINGLE FAM - 100% - 2023												
Heated Area: 2359												
HX Base Yr												

96619 COMMODORE POINT DR, YULEE

TOTAL OB/XF												
8,353												

TOTAL OB/XF												
8,353												

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0	Common: 55,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		272,321	
TOTAL MARKET OB/XF VALUE		8,353	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		335,674	
SOH/AGL Deduction		2,386	
ASSESSED VALUE		333,288	
TOTAL EXEMPTION VALUE		13	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		335,674	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		323,581	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0617899	CO ISSUED	243,815	07/01/2006
E17686	ELEC OTHER	1,900	07/01/2006
M11832	MECH OTHER	0	07/01/2006
P11297	OTHER	0	07/01/2006
B0617899	NEW CONSTR	243,815	07/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2476/1170	6/25/2021	WD	Q	I	01	355,000	
GRANTOR: GARRETT CARLTON A & L							
GRANTEE: DAY PATRICK & LAURE							
1450/1187	10/09/2006	WD	Q	I		241,000	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: GARRETT CARLTON A &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] N44 W16 N3 W24 S38 FGR=[YR=2006] S22 E21 N25 W4 S3 W17\$ E17 N3 E4 S8 FOP=[YR=2006] S13 E8 N6 E11 N3 W12 N4 W7\$E7 S4 E12\$ PTR=N12E15 FUS=[YR=2006] N35 E24 S23 W7 S12W17\$ W15S12\$.									