



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
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	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

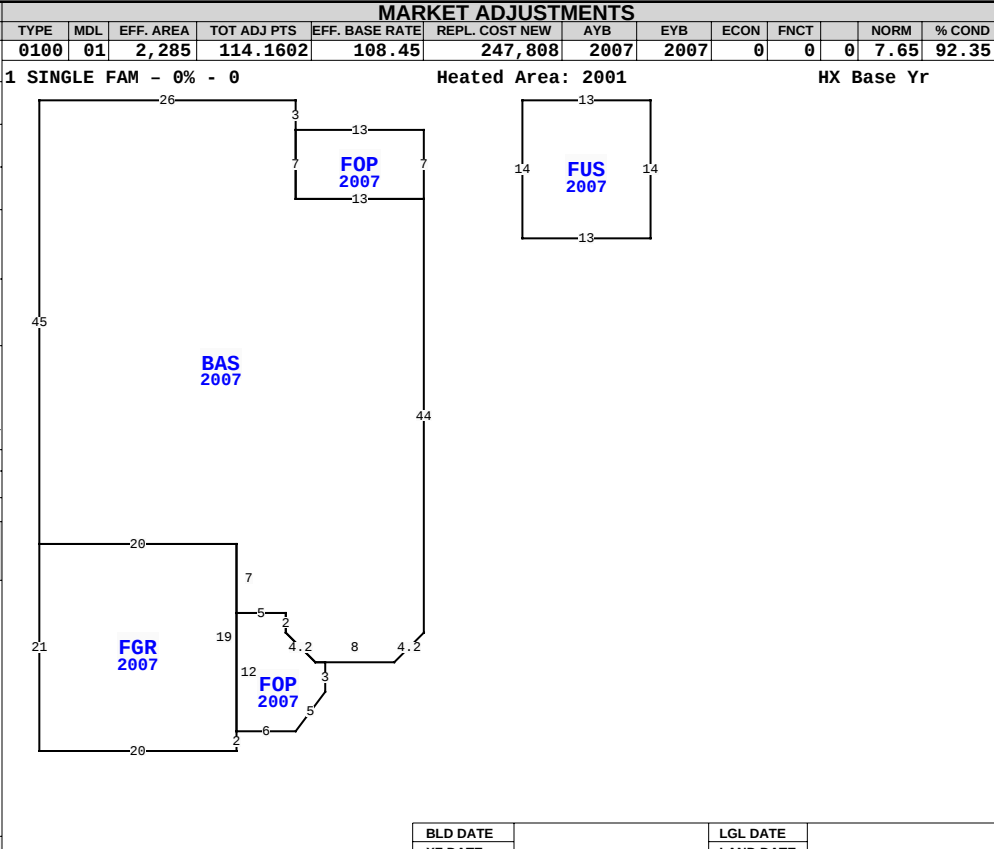
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,819	100	1,819	182,180
FGR	420	55	231	23,136
FOP	87	30	26	2,604
FOP	91	30	27	2,704
FUS	182	100	182	18,228
TOTALS	2,599		2,285	228,851

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	40	16	640.00	SF	6.50	6.50	3,661
2	0810	CONCRETE A	0	0	12	3	36.00	SF	6.50	6.50	206

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	000100	C	SFR	0	0006	PUD	0.00	0.00	1.00	LT	



96611 COMMODORE POINT DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 4	
BUILDING MARKET VALUE										228,851	
TOTAL MARKET OB/XF VALUE										3,867	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										287,718	
SOH/AGL Deduction										36,719	
ASSESSED VALUE										250,999	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										250,999	
TOTAL JUST VALUE										287,718	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										277,501	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19428	NEW CONSTR	1,900	06/01/2007
M13072	H/AC	0	06/01/2007
C19886	CO ISSUED	160,248	05/01/2007
B19886	NEW CONSTR	160,248	05/01/2007
R10349	REPAIR/RRF	1,500	05/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2283/0987	6/18/2019	WD	Q	I	01	214,000
GRANTOR: BROOKINS BESSIE L						
GRANTEE: GODFREY ADAM & ELIZ						
2020/0660	12/22/2015	SW	Q	I	01	164,000
GRANTOR: FANNIE MAE						
GRANTEE: BROOKINS BESSIE L						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2007] W13 BAS=[YR=2007] N3W26S45 FGR=[YR=2007] S21E20N2 FOP=[YR=2007] E6 U4 R3 N3W1 U3 L3 N2W5S12\$N19W20\$ E20S7E5S2 D3 R3 E8 U3 R3 N44W13 N7\$S7E13N7\$ PTR=N3E10 FUS=[YR=2007] S14E13N14W13\$ W10S3\$.									