



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/LAMMT 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

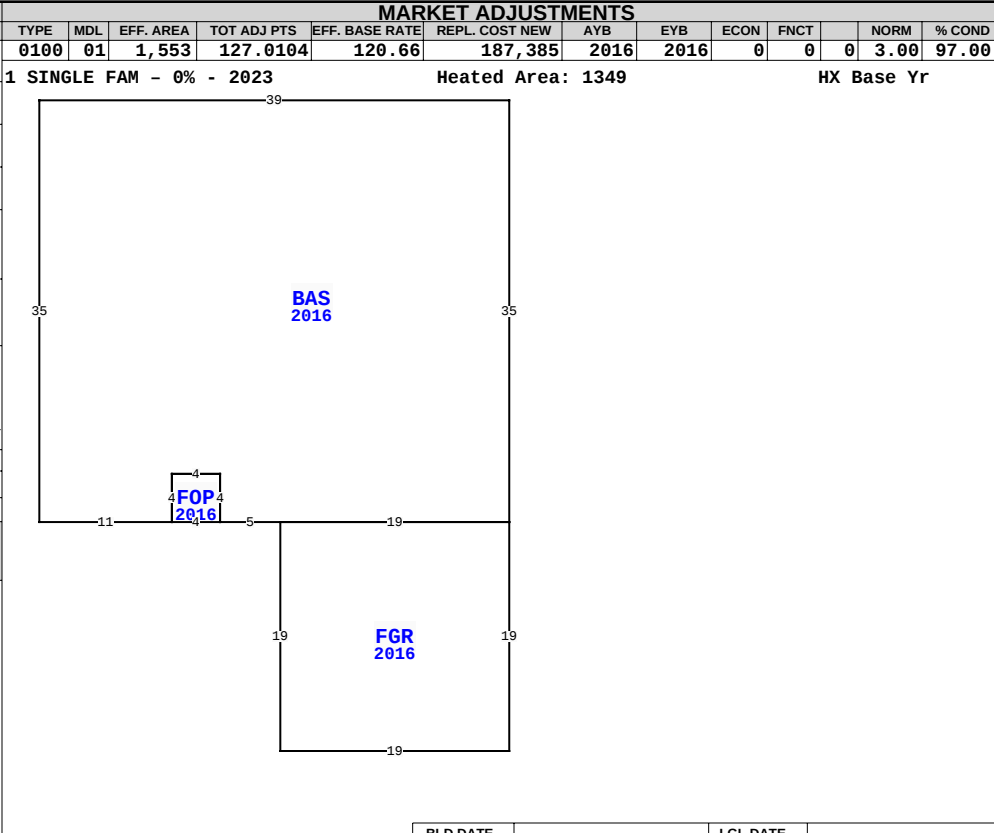
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,349	100	1,349	157,887
FGR	361	55	199	23,291
FOP	16	30	5	585

TOTALS	1,726		1,553	181,763
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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	31	3	93.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	0	0	662.00	SF	6.50	6.50	

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



96481 COMMODORE POINT DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
4,711											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	181,763		
TOTAL MARKET OB/XF VALUE	4,711		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	241,474		
SOH/AGL Deduction	0		
ASSESSED VALUE	241,474		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	241,474		
TOTAL JUST VALUE	241,474		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	233,330		

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											
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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\$.											