

WGH FLORIDA LLC
103 FOULK RD STE 900
WILMINGTON, DE 19803

37-3N-28-0740-0349-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT		CD		05		AVERAGE 70		0100		01		1,938		120.5204		114.49		221,882		2014		2014		0		0		0		4.15		95.85		VALUATION BY		STANDARD													
Exterior Wall		16		WD FR STUC 30		1 SINGLE FAM - 0% - 0		Heated Area: 1692		HX Base Yr		Tax Group: 4		Tax Dist:		212,674		3,774		55,000		271,448		34,157		237,291		0		237,291		271,448		0															
Roof Structure		03		GABLE/HIP 100		PTO 2014		BAS 2014		FGR 2014		FOP 2014		13		12		20		21		4		7		9		13		12		20		21															
Roof Cover		03		COMP SHNGL 100		25		15		39		20		4		7		9		13		12		20		21		4		7		9		13															
Interior Wall		05		DRYWALL 100		BAS 2014		FGR 2014		FOP 2014		13		12		20		21		4		7		9		13		12		20		21		4															
Interior Floo		14		CARPET 70		BAS 2014		FGR 2014		FOP 2014		13		12		20		21		4		7		9		13		12		20		21		4															
Interior Floo		11		CLAY TILE 30		BAS 2014		FGR 2014		FOP 2014		13		12		20		21		4		7		9		13		12		20		21		4															
Air Condition		03		CENTRAL 100		BAS 2014		FGR 2014		FOP 2014		13		12		20		21		4		7		9		13		12		20		21		4															
Heating Type		04		AIR DUCTED 100		BAS 2014		FGR 2014		FOP 2014		13		12		20		21		4		7		9		13		12		20		21		4															
Bedrooms		4		100		BAS 2014		FGR 2014		FOP 2014		13		12		20		21		4		7		9		13		12		20		21		4															
Bathrooms		2		100		BAS 2014		FGR 2014		FOP 2014		13		12		20		21		4		7		9		13		12		20		21		4															
Frame		02		WOOD FRAME 100		BAS 2014		FGR 2014		FOP 2014		13		12		20		21		4		7		9		13		12		20		21		4															
Stories		1.		1. 100		BAS 2014		FGR 2014		FOP 2014		13		12		20		21		4		7		9		13		12		20		21		4															
Units		0		100		BAS 2014		FGR 2014		FOP 2014		13		12		20		21		4		7		9		13		12		20		21		4															
Occupancy		00		NONE 100		BAS 2014		FGR 2014		FOP 2014		13		12		20		21		4		7		9		13		12		20		21		4															
Quality		05		Quality Level 05		BAS 2014		FGR 2014		FOP 2014		13		12		20		21		4		7		9		13		12		20		21		4															
DOR CODE		0100		SINGLE FAMILY		BAS 2014		FGR 2014		FOP 2014		13		12		20		21		4		7		9		13		12		20		21		4															
MAP NUM				MKT AREA		04		BAS 2014		FGR 2014		FOP 2014		13		12		20		21		4		7		9		13		12		20		21															
NEIGHBORHOOD/LOC		4038.00		BAS 2014		FGR 2014		FOP 2014		13		12		20		21		4		7		9		13		12		20		21		4		7															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		1,692		100		1,692		185,678		FGR		420		55		231		25,349		FOP		36		30		11		1,207		PTO		80		5		4		439	
TOTALS		2,228				1,938		212,674		96473 COMMODORE POINT DR, YULEE		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		OB/XF MKT VALUE		NOTES																							
EXTRA FEATURES		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		0		0		0		764.00		SF 5.20		5.20		100		2014		2014		3		95		3,774																			