



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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.	1. 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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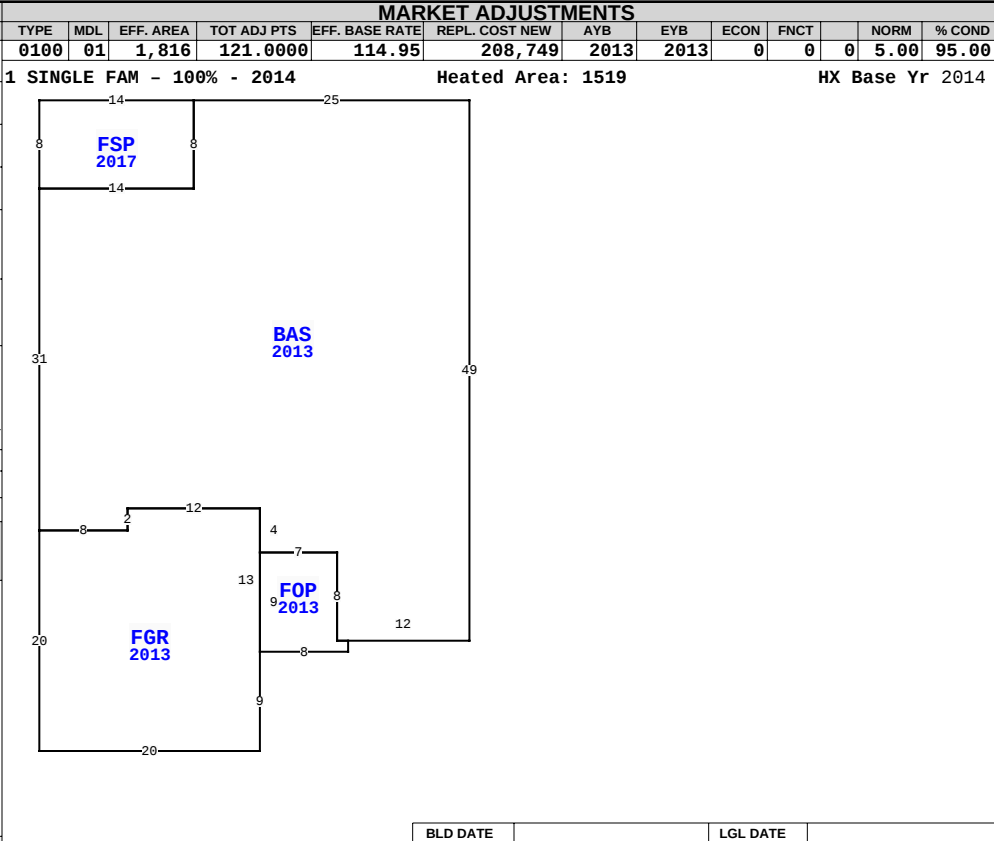
NEIGHBORHOOD/LOC	4038.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,519	100	1,519	165,879
FGR	424	55	233	25,444
FOP	64	30	19	2,075
FSP	112	40	45	4,914
TOTALS	2,119		1,816	198,312

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0811	CONCRETE B	BLD CAP	0 100	L W	0 0	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
							659.00	SF	5.20	5.20	100	2013	2013	3	94	3,221	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



96433 COMMODORE POINT DR, YULEE

TOTAL OB/XF																	3,221

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NASSAU COUNTY PROPERTY																	PAGE 1 of 1	4
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VALUATION SUMMARY																	STANDARD
VALUATION BY																	
Tax Group: 4																	
Tax Dist:																	
BUILDING MARKET VALUE																	198,312
TOTAL MARKET OB/XF VALUE																	3,221
TOTAL LAND VALUE - MARKET																	55,000
TOTAL MARKET VALUE																	256,533
SOH/AGL Deduction																	120,467
ASSESSED VALUE																	136,066
TOTAL EXEMPTION VALUE																	50,000
BASE TAXABLE VALUE																	86,066
TOTAL JUST VALUE																	256,533
NCON VALUE																	0
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE																	247,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2008773	REMODEL	10,178	10/01/2020
B1327037	CO ISSUED	0	08/26/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2542/0608	2/18/2022	WD	U	I	11	47,400	
GRANTOR:GEORGE MICHELLE K & (							
GRANTEE:MARNARD MICHELLE GE							
1879/0308	9/11/2013	WD	Q	I	01	139,400	
GRANTOR:B S LAND INVESTMENTS							
GRANTEE:GEORGE CLEVETTE J &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W25 FSP=[YR=2017] W14 S8 E14 N8 \$ S8 W14 S31									
FGR=[YR=2013] S20 E20 N9 FOP=[YR=2013] E8 N1 W1 N8 W7 S9 \$									
N13 W12 S2 W8 \$ E8 N2 E12 S4 E7 S8 E12 N49 \$.									