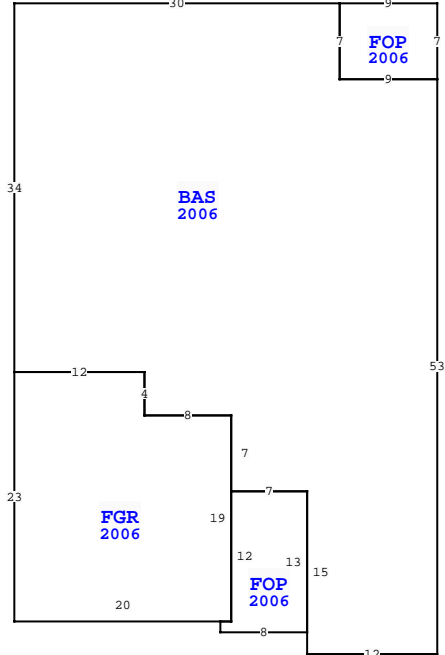




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 60	
Interior Floor	14	CARPET 40	
Air Condition	03	CENTRAL 100	
Heating 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	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,684	100	2006
FGR	428	55	2006
FOP	63	30	2006
FOP	92	30	2006
TOTALS	2,267		
		1,966	211,975

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,966	118.0263	118.03	232,047	2006	2006	0	0	0	8.65	91.35
1 SINGLE FAM - 0% - 0 Heated Area: 1684 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	211,975		
TOTAL MARKET OB/XF VALUE	4,226		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	281,201		
SOH/AGL Deduction	20,554		
ASSESSED VALUE	260,647		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	260,647		
TOTAL JUST VALUE	281,201		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	271,382		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11198	MECH OTHER	0	03/01/2006
C16546	CO ISSUED	204,490	02/01/2006
E16824	ELEC OTHER	1,600	02/01/2006
C16546	NEW CONSTR	204,490	02/01/2006
R08548	REPAIR/RRF	1,500	11/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1939/1922	9/30/2014	CT	U	I	18	114,900
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						
1424/0974	6/29/2006	WD	Q	I		226,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SERRANO LEONARDO II						

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
1	0810	CONCRETE A	0	0	45	16	SF	6.50	6.50	100	2006	2006
2	0810	CONCRETE A	0	0	12	3	SF	6.50	6.50	100	2006	2006

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/13/2025	MLU

BUILDING NOTES	
96687 COMMODORE POINT DR, YULEE	
BAS=[YR=2006] N53 FOP=[YR=2006] N7W9 S7 E9 \$W9 N7 W30 S34	
FGR=[YR=2006] S23 E20 N19 W8 N4 W12\$E12 S4 E8 S7	
FOP=[YR=2006] S12 W1 S1 E8 N13 W7\$E7 S15 E12\$.	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	RES	0	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								