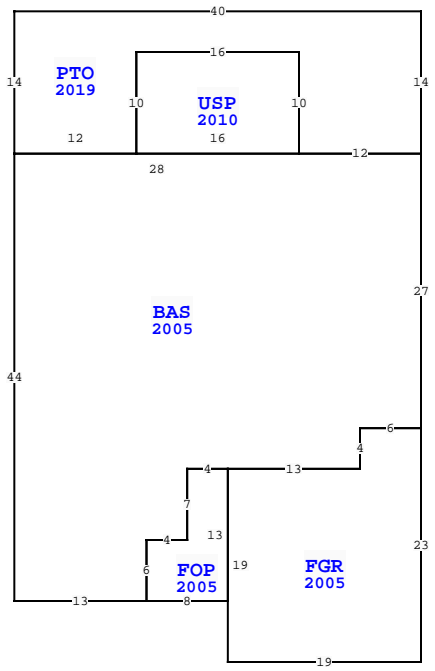


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05		AVERAGE	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	08		SHT VINYL	50	
Interior Floo	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			4	100	
Bathrooms			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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,413	100	2005	1,413	146,759
FGR	385	55	2005	212	22,019
FOP	76	30	2005	23	2,389
PTO	400	5	2019	20	2,077
USP	160	30	2010	48	4,986
TOTALS	2,434			1,716	178,229

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2023								
				Heated Area: 1413			HX Base Yr				



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		178,229
TOTAL MARKET OB/XF VALUE		3,604
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		246,833
SOH/AGL Deduction		0
ASSESSED VALUE		246,833
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		246,833
TOTAL JUST VALUE		246,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001226	ROOF	11,302	02/02/2022
B23361	XFOB	2,998	03/01/2010
M09603	OTHER	0	04/01/2005
E14498	ELEC OTHER	0	03/01/2005
P09116	OTHER	0	03/01/2005
R046989	REPAIR/RRF	5,000	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2568/1616	6/08/2022	WD	U	I	11	100
GRANTOR: KELLER DONALD M & SUS						
GRANTEE: 96679 COMMODORE POI						
2280/0641	6/04/2019	LE	U	I	11	100
GRANTOR: KELLER DONALD M & SUS						
GRANTEE: KELLER TRUST						

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	825.00	SF	5.20	5.20	100	2005	2005	3	84	3,604	

BLD DATE		LGL DATE	
		05/13/2025	MLU

BUILDING NOTES	
96679 COMMODORE POINT DR, YULEE	

BUILDING DIMENSIONS	
PTO=[YR=2019] N14 W40 S14 E12 N10 E16 S10 E12\$ BAS=[YR=2005] W12 USP=[YR=2010] N10 W16 S10 E16 \$W28 S44E13FOP=[YR=2005] E8 N13W4S7W4S6\$ N6E4N7E4FGR=[YR=2005] S19 E19N23W6 S4W13\$E13N4E6N27\$.	

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							