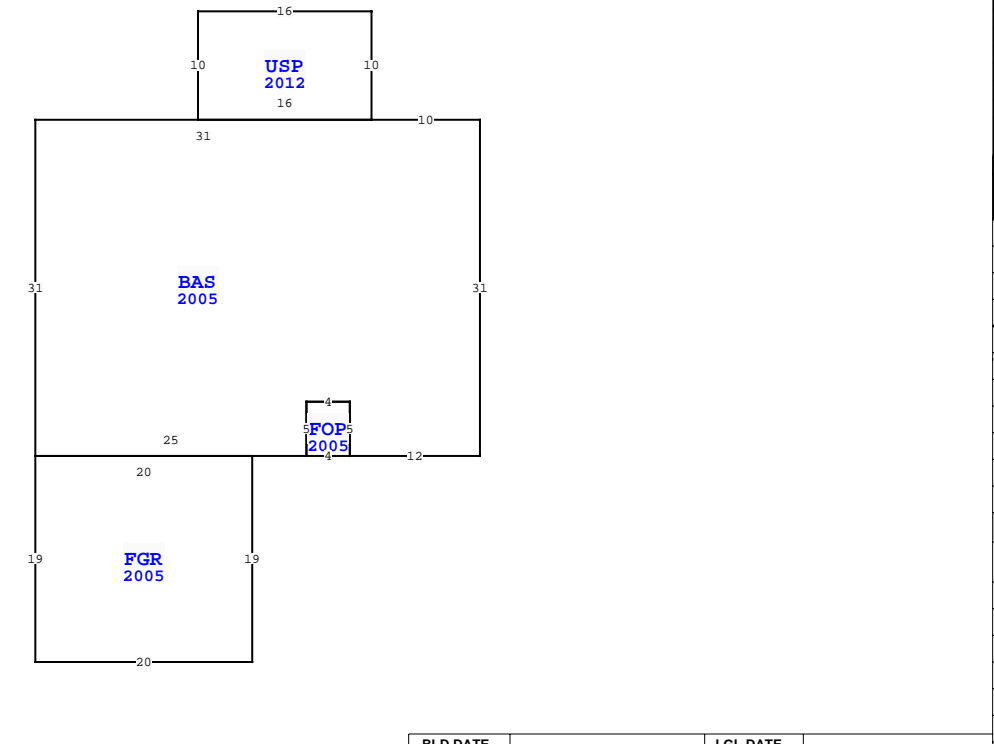




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	21	STONE 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating 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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,514	118.0242	118.02	178,682	2005	2005	0	0	9.28	90.72



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	1,251	100	2005	1,251	133,942
FGR	380	55	2005	209	22,377
FOP	20	30	2005	6	642
USP	160	30	2012	48	5,139
TOTALS	1,811			1,514	162,100

96665 COMMODORE POINT DR, YULEE

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

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	100	0	0			5.20	100	2005	2005	3	84	2,581	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE			162,100		
TOTAL MARKET OB/XF VALUE			2,581		
TOTAL LAND VALUE - MARKET			65,000		
TOTAL MARKET VALUE			229,681		
SOH/AGL Deduction			114,937		
ASSESSED VALUE			114,744		
TOTAL EXEMPTION VALUE			HX HB 50,722		
BASE TAXABLE VALUE			64,022		
TOTAL JUST VALUE			229,681		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			220,272		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14690	ELEC OTHER	2,000	03/01/2005
M09487	MECH OTHER	0	03/01/2005
P09115	OTHER	0	03/01/2005
R07331	REPAIR/RRF	5,000	03/01/2005
B14742	NEW CONSTR	93,534	03/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1323/0722	6/07/2005	WD Q	Q	I		134,600
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: DRURY JAMES M & ABB						
1302/0645	3/16/2005	WD U	U	V	19	281,900
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: YOUNG AMERICAN HOME						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2005] W10 USP=[YR=2012] N10 W16 S10 E16\$ W31 S31
FGR=[YR=2005] S19 E20 N19 W20\$ E25 FOP=[YR=2005] E4 N5 W4 S5\$
N5 E4 S5 E12 N31\$.

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	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							