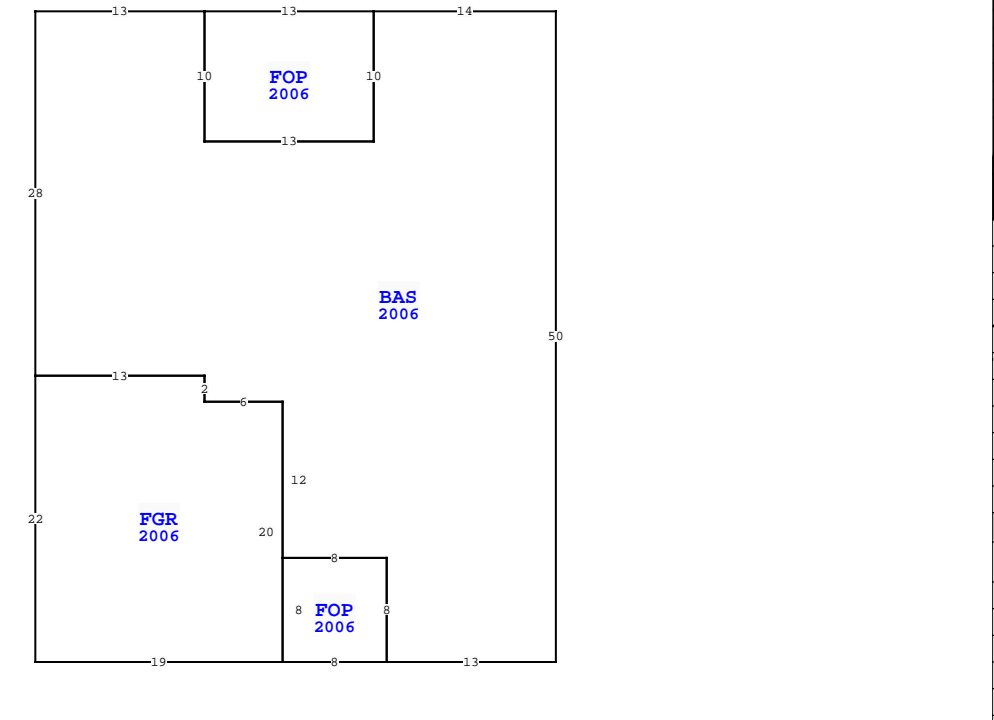




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	13 LVT/LAMNT 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2021								
Heated Area: 1400						HX Base Yr 2021					



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	1,400	100	2006	1,400	149,219
FGR	406	55	2006	223	23,769
FOP	64	30	2006	19	2,025
FOP	130	30	2006	39	4,156
TOTALS	2,000			1,681	179,170

96659 COMMODORE POINT DR, YULEE

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

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	0810	CONCRETE A	0	100	39	16		6.50	6.50	100	2006	2006	3	86	3,488	
2	0810	CONCRETE A	0	100	10	3		6.50	6.50	100	2006	2006	3	86	168	

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VALUATION SUMMARY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		179,170
TOTAL MARKET OB/XF VALUE		3,656
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		247,826
SOH/AGL Deduction		71,628
ASSESSED VALUE		176,198
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,476
TOTAL JUST VALUE		247,826
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001446	ROOF	10,325	02/02/2022
M10965	MECH OTHER	0	01/01/2006
E16651	ELEC OTHER	2,000	01/01/2006
P10279	OTHER	0	11/01/2005
C15830	CO ISSUED	108,090	08/01/2005
R08075	REPAIR/RRF	3,000	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2316/0963	10/28/2019	WD	Q	I	01	200,000
GRANTOR: ALEXANDER DAVID W & J						
GRANTEE: EMIG ADAM R						
1543/0595	12/28/2007	WD	Q	I		156,000
GRANTOR: ENTRUST ADMINISTRATIO						
GRANTEE: ALEXANDER DAVID W &						

BUILDING NOTES

BUILDING DIMENSIONS
 BAS=[YR=2006] N50 W14 FOP=[YR=2006] W13 S10 E13 N10S10 W13
 N10 W13 S28 FGR=[YR=2006] S22 E19 FOP=[YR=2006] E8 N8 W8
 S8S20 W6 N2 W13E13 S2 E6 S12 E8 S8 E13\$.

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	DPHT 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										