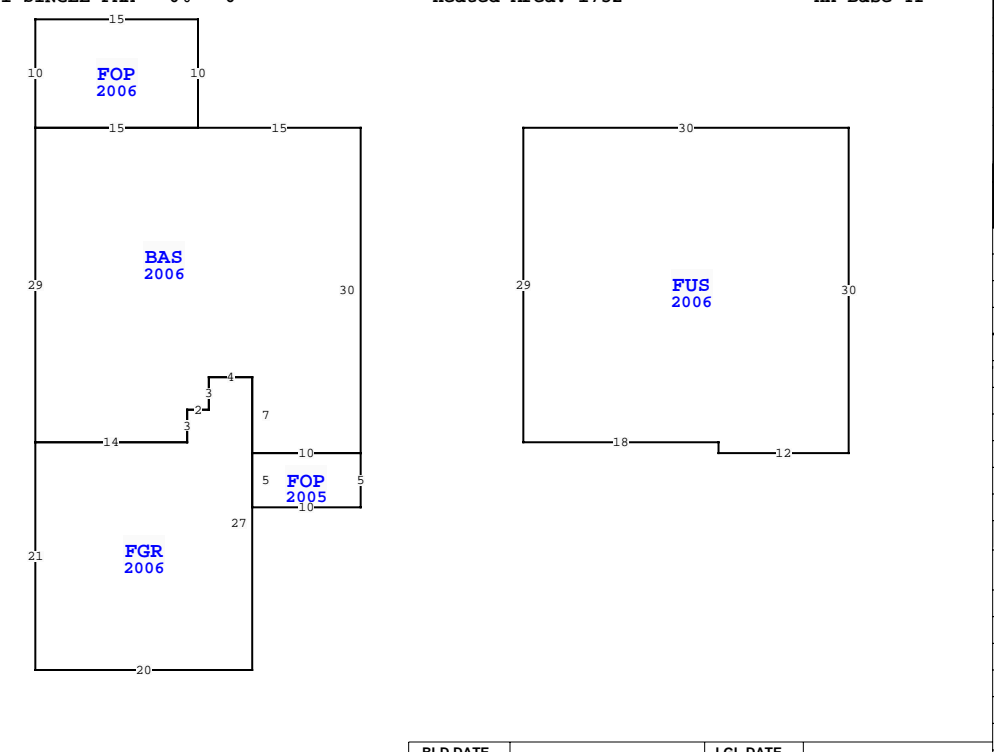


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1.5 100
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	2,040	116.0712	116.07	236,783	2006	2006	0	0	0	8.65 91.35



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	850	100	2006	850	90,126
FGR	450	55	2006	248	26,295
FOP	50	30	2005	15	1,590
FOP	150	30	2006	45	4,771
FUS	882	100	2006	882	93,519
TOTALS	2,382			2,040	216,301

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			216,301
TOTAL MARKET OB/XF VALUE			3,997
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			285,298
SOH/AGL Deduction			20,724
ASSESSED VALUE			264,574
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			264,574
TOTAL JUST VALUE			285,298
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			275,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17684	ELEC OTHER	1,900	07/01/2006
M11834	MECH OTHER	0	07/01/2006
P11298	OTHER	0	07/01/2006
C17877	CO ISSUED	204,240	05/01/2006
R09363	REPAIR/RRF	1,500	05/01/2006
B17877	NEW CONSTR	204,240	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1960/1932	1/28/2015	SW	U	I	12	100
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: AMERICAN HOMES 4 RE						
1958/0975	1/21/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BAYVIEW LOAN SERVIC						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	40	16	640.00	SF	6.50	6.50	3,578
2	0810	CONCRETE A	0	0	25	3	75.00	SF	6.50	6.50	419

96615 COMMODORE POINT DR, YULEE										BLD DATE		LGL DATE	05/13/2025	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2006] N30 W15 FOP=[YR=2006] N10 W15 S10 E15\$W15 S29											
FGR=[YR=2006] S21 E20 N27 W4 S3 W2 S3 W14\$ E14 N3 E2 N3 E4											
S7 FOP=[YR=2005] S5 E10 N5 W10\$E10\$ PTR=E15N1 FUS=[YR=2006]											
N29 E30 S30 W12 N1 W18 \$W15S1\$.											

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							