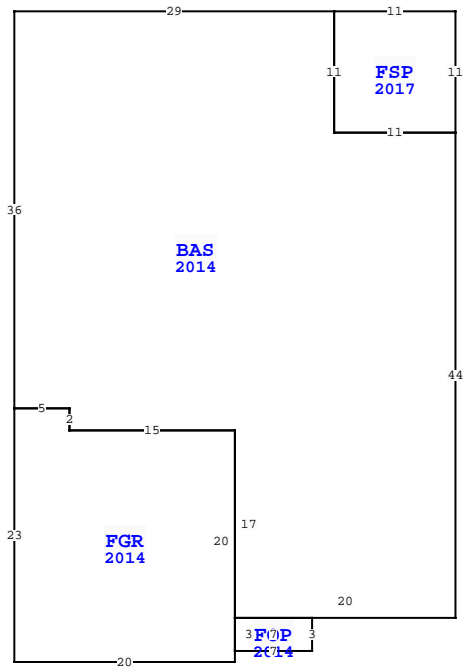


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	1,729	100	2014
FGR	430	55	2014
FOP	21	30	2014
FSP	121	40	2017
TOTALS	2,301		

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% - 2016			Heated Area: 1729			HX Base Yr 2016					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		223,641	
TOTAL MARKET OB/XF VALUE		2,982	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		291,623	
SOH/AGL Deduction		120,252	
ASSESSED VALUE		171,371	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		120,649	
TOTAL JUST VALUE		291,623	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		281,762	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429228	CO ISSUED	0	12/19/2014
B1429228	NEW CONSTR	209,304	08/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1956/0227	12/31/2014	SW	Q	I	02	160,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MANNING KIRK						
1877/1569	9/03/2013	SW	Q	V	05	263,000
GRANTOR: BWC LAND LLC						
GRANTEE: D R HORTON INC-JACK						

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		610.00	5.20	100	2014	2014	3	94	2,982

TOTAL OB/XF										
96579 COMMODORE POINT DR, YULEE										
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					
			05/13/2025			MLU				

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP=[YR=2017] W11 BAS=[YR=2014] W29 S36 FGR=[YR=2014] S23 E20 N1 FOP=[YR=2014] E7 N3 W7 S3 \$ N20 W15 N2 W5 \$ E5 S2 E15 S17 E20 N44 W11 N11 \$ S11 E11 N11 \$.									

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