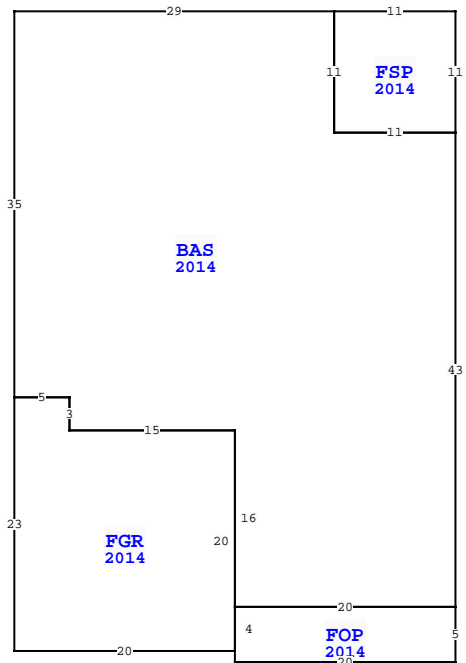


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	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		
1												SINGLE FAM - 0% - 2024	
												Heated Area: 1704	HX Base Yr



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	1,704	100	2014	1,704	197,441
FGR	415	55	2014	228	26,419
FOP	100	30	2014	30	3,476
FSP	121	40	2014	48	5,562
TOTALS	2,340			2,010	232,897

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE			232,897	
TOTAL MARKET OB/XF VALUE			3,109	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			301,006	
SOH/AGL Deduction			0	
ASSESSED VALUE			301,006	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			301,006	
TOTAL JUST VALUE			301,006	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			291,163	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428341	CO ISSUED	0	06/09/2014
B1428341	NEW CONSTR	210,736	02/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/794	10/30/2023	WD	Q	I	01	310,000
GRANTOR: REEDER NICOLE						
GRANTEE: X&Y INGLEHAM LLC						
2649/544	6/13/2023	QC	U	I	11	100
GRANTOR: REEDER CHRISTOPHER L						
GRANTEE: REEDER NICOLE						

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	636.00	SF	5.20	5.20	100	2014	2014	3	94	3,109	

96573 COMMODORE POINT DR, YULEE										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	05/13/2025
										INC DATE		AG DATE	MLU

BUILDING NOTES													
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BUILDING DIMENSIONS													
FSP=[YR=2014] W11 BAS=[YR=2014] W29 S35 FGR=[YR=2014] S23 E20 FOP=[YR=2014] S1 E20 N5 W20 S4 \$ N20 W15 N3 W5 \$ E5 S3 E15 S16 E20 N43 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							