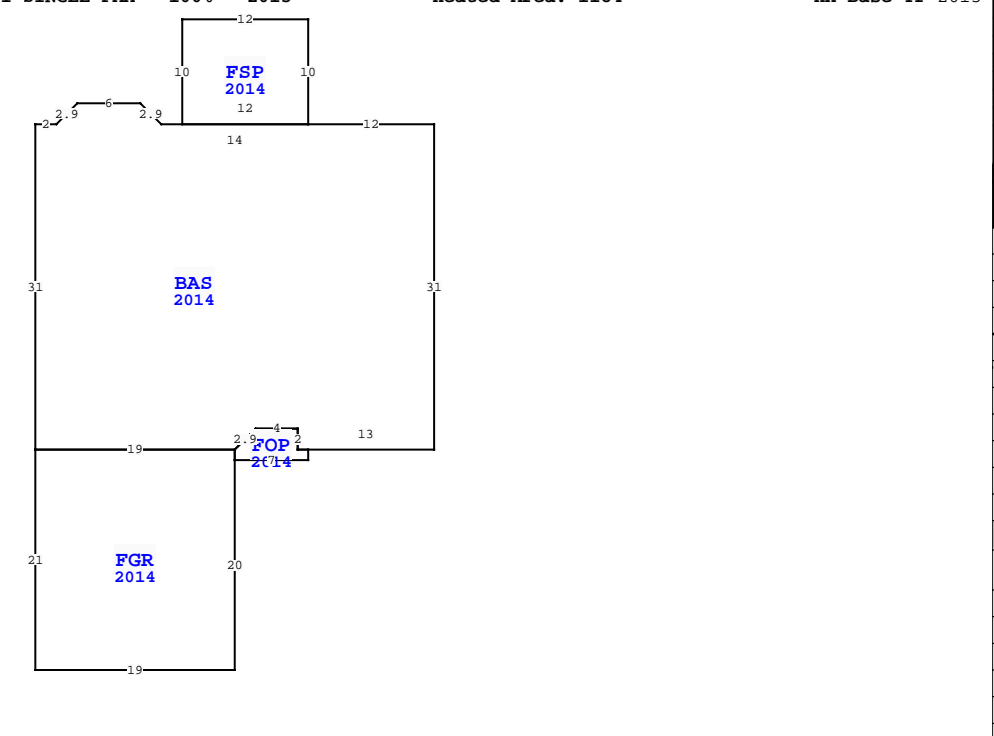


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	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
0100	01	1,456	131.8401	131.84	191,959	2014	2014	0	0	4.65	95.35



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	1,184	100	2014	1,184	148,840
FGR	399	55	2014	219	27,530
FOP	17	30	2014	5	628
FSP	120	40	2014	48	6,034
TOTALS	1,720			1,456	183,033

96569 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	684.00	SF	5.20	5.20	100	2014	2014	3	94	3,343	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			183,033
TOTAL MARKET OB/XF VALUE			3,343
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			251,376
SOH/AGL Deduction			105,198
ASSESSED VALUE			146,178
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			95,456
TOTAL JUST VALUE			251,376
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			241,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428424	CO ISSUED	0	07/31/2014
B1428424	NEW CONSTR	158,665	03/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1933/0373	8/19/2014	WD Q	Q	I	02	150,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WILLIAMS SUHAILY L						
1877/1569	9/03/2013	SW Q	Q	V	05	263,000
GRANTOR: BWC LAND LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2014] W12 FSP=[YR=2014] N10 W12 S10 E12 \$ W14 U2 L2 W6 D2 L2 W2 S31 FGR=[YR=2014] S21 E19 N20 FOP=[YR=2014] E7 N1 W1 N2 W4 D2 L2 S1 \$N1 W19 \$ E19 U2 R2 E4 S2 E13 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							