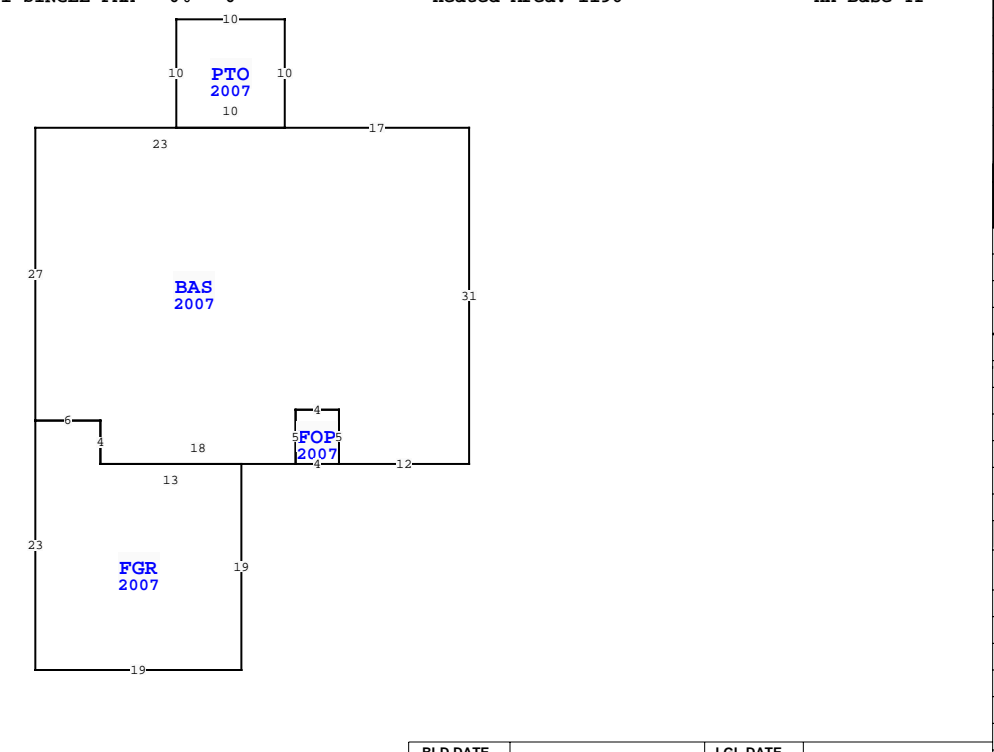


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	20 FACE BRICK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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	1,419	121.5396	121.54	172,465	2007	2007	0	0	8.48	91.52



Quality					
DOR CODE	QUALITY LEVEL				
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	1,196	100	2007	1,196	133,035
FGR	385	55	2007	212	23,581
FOP	20	30	2007	6	667
PTO	100	5	2007	5	556
TOTALS	1,701			1,419	157,840

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			157,840
TOTAL MARKET OB/XF VALUE			4,343
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			227,183
SOH/AGL Deduction			17,215
ASSESSED VALUE			209,968
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			209,968
TOTAL JUST VALUE			227,183
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			217,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19228	NEW CONSTR	2,000	05/01/2007
M12900	H/AC	0	05/01/2007
P12308	NEW CONSTR	0	04/01/2007
C19680	CO ISSUED	112,992	03/01/2007
B19680	NEW CONSTR	112,992	03/01/2007
R10231	REPAIR/RRF	3,000	03/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/1094	6/03/2021	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: WILSON WENDY IRENE						
2159/1614	11/09/2017	QC	U	I	11	100
GRANTOR: GILVEY BRIAN P						
GRANTEE: GILVEY WENDY IRENE						

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	0	42	16	SF	6.50	6.50	100	2007	2007	3	87	3,800	
2	0810	CONCRETE A	0	0	32	3	SF	6.50	6.50	100	2007	2007	3	87	543	

96563 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									
BAS=[YR=2007] W17 PTO=[YR=2007] N10W10S10 E10S W23 S27									
FGR=[YR=2007] S23 E19 N19W13N4W6S E6S4E18 FOP=[YR=2007] E4 N5W4S5S N5E4S5E12 N31S.									

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							