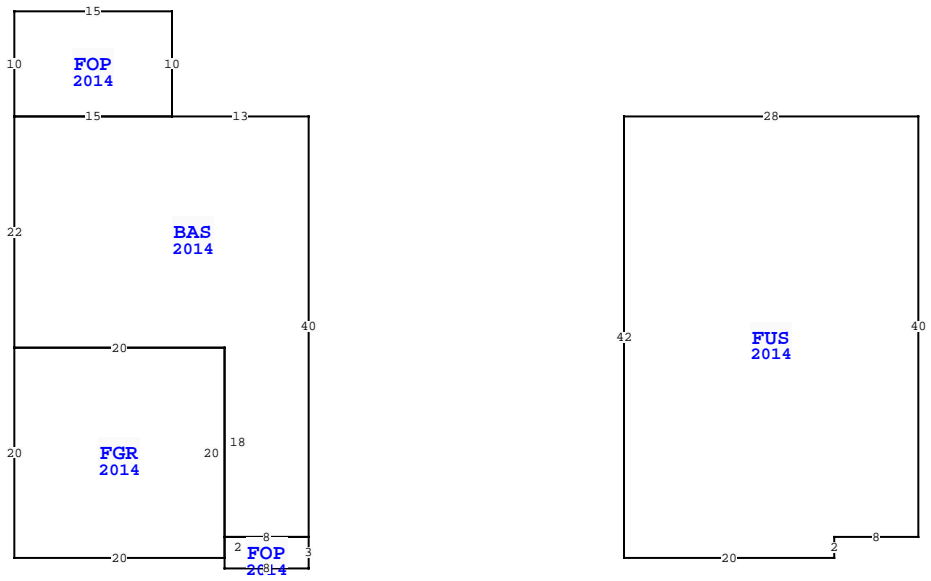


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	16 WD FR STUC 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 50				
Interior Floor	11 CLAY TILE 25				
Interior Floor	13 LVT/LAMNT 25				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2.5 100				
Frame	02 WOOD FRAME 100				
Stories	2. 2. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	760	100	2014	760	84,510
FGR	400	55	2014	220	24,463
FOP	24	30	2014	7	778
FOP	150	30	2014	45	5,004
FUS	1,160	100	2014	1,160	128,989
TOTALS	2,494			2,192	243,745

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,192	117.0488	117.05	256,574	2014	2014	0	0	5.00	95.00
1 SINGLE FAM - 100% - 2025										Heated Area: 1920	HX Base Yr 2025



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			243,745
TOTAL MARKET OB/XF VALUE			3,231
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			311,976
SOH/AGL Deduction			0
ASSESSED VALUE			311,976
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			261,254
TOTAL JUST VALUE			311,976
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			294,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428269	CO ISSUED	0	12/18/2014
B1428269	NEW CONSTR	233,464	01/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2715/341	5/30/2024	WD Q	Q	I	01	320,000
GRANTOR: MARQUARDT NICHOLAS J						
GRANTEE: VITA DOMINGO FLOREN						
2358/1320	5/05/2020	WD Q	Q	I	01	199,000
GRANTOR: ZOELLER JARED A & JAN						
GRANTEE: MARQUARDT NICHOLAS						

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		661.00	SF	5.20				5.20	100	2014	2014	3	94	3,231	

TOTAL OB/XF										3,231					
96557 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=2014] W13 FOP=[YR=2014] N10 W15 S10 E15 \$ W15 S22	
FGR=[YR=2014] S20 E20 FOP=[YR=2014] S1 E8 N3 W8 S2 \$ N20	
W20 \$ E20 S18 E8 N40 \$ PTR= E30 FUS=[YR=2014] E28 S40 W8 S2	
W20 N42 \$ W30 \$.	

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							