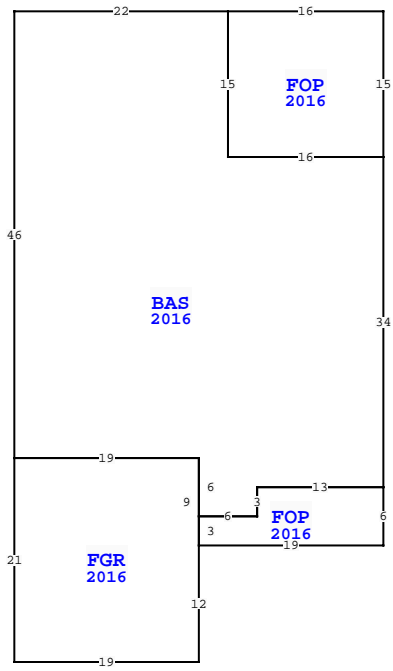


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,583	100	2016
FGR	399	55	2016
FOP	96	30	2016
FOP	240	30	2016
TOTALS	2,318		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,903	115.8654	115.87	220,501	2016	2016	0	0	3.50	96.50
1 SINGLE FAM - 0% - 0 Heated Area: 1583 HX Base Yr											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			212,783
TOTAL MARKET OB/XF VALUE			3,336
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			281,119
SOH/AGL Deduction			20,290
ASSESSED VALUE			260,829
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			260,829
TOTAL JUST VALUE			281,119
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			271,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531375	CO ISSUED	0	07/14/2016
B1531375	NEW CONSTR	0	11/04/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2060/1732	7/14/2016	WD Q	Q	I	01	164,900
GRANTOR: SOUTHERN LIFESTYLE HO						
GRANTEE: BALASUBRAMANIAM RAM						
1976/0262	4/23/2015	SW U	V	30		57,000
GRANTOR: BWC LAND LLC						
GRANTEE: SOUTHERN LIFESTYLE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	19	3	SF	6.50	6.50	100	2016
2	0811	CONCRETE B	0	0	0	0	SF	5.20	5.20	100	2016

TOTAL OB/XF											
96525 COMMODORE POINT DR, YULEE											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	19	3	SF	6.50	6.50	100	2016
2	0811	CONCRETE B	0	0	0	0	SF	5.20	5.20	100	2016
TOTALS											

BUILDING NOTES											

BUILDING DIMENSIONS											
FOP=[YR=2016] W16 BAS=[YR=2016] W22 S46 FGR=[YR=2016] S21 E19 N12 FOP=[YR=2016] E19 N6 W13 S3 W6 S3\$ N9 W19\$ E19 S6 E6 N3 E13 N34 W16 N15\$ S15 E16 N15\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT	1.00