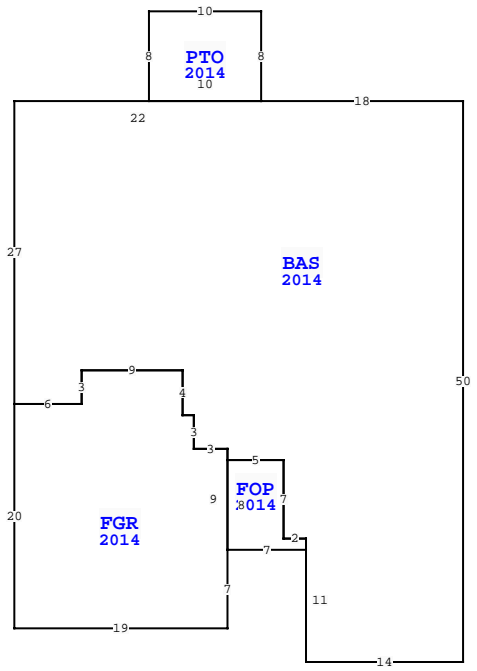


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating 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	
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	1,437	100	2014
FGR	394	55	2014
FOP	42	30	2014
PTO	80	5	2014
TOTALS	1,953		
			1,671
			188,710

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%	- 2025		Heated Area: 1437		HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			188,710
TOTAL MARKET OB/XF VALUE			3,348
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			257,058
SOH/AGL Deduction			0
ASSESSED VALUE			257,058
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			257,058
TOTAL JUST VALUE			257,058
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			247,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429343	CO ISSUED	0	12/17/2014
B1429343	NEW CONSTR	177,635	09/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2742/1850	10/10/2024	SW	Q	I	05	820,200
GRANTOR: WGH FLORIDA LLC						
GRANTEE: AMERICAN HOMES 4 RE						
1936/1012	8/15/2014	WD	U	V	31	20,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: WGH FLORIDA LLC						

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	0		685.00	SF	5.20				5.20	100	2014	2014	3	94	3,348	

96495 COMMODORE POINT DR, YULEE
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 05/13/2025 MLU

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS=[YR=2014] W18 PTO=[YR=2014] N8 W10 S8 E10 \$ W22 S27												
FGR=[YR=2014] S20 E19 N7 FOP=[YR=2014] E7 N1 W2 N7 W5 S8 \$												
N9 W3 N3 W1 N4 W9 S3 W6 \$ E6 N3 E9 S4 E1 S3 E3 S1 E5 S7 E2												
S11 E14 N50\$.												

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								