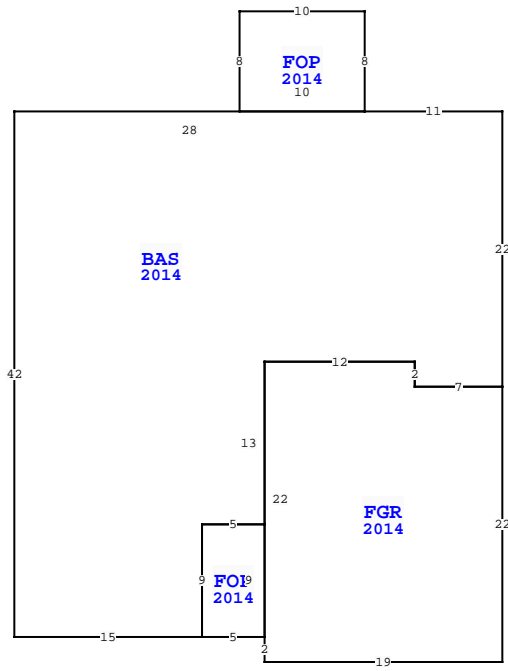


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,189	100	2014
FGR	442	55	2014
FOP	45	30	2014
FOP	80	30	2014
TOTALS	1,756		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2018								
Heated Area: 1189					HX Base Yr 2018						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			175,313
TOTAL MARKET OB/XF VALUE			3,060
TOTAL LAND VALUE - MARKET			113,750
TOTAL MARKET VALUE			292,123
SOH/AGL Deduction			141,483
ASSESSED VALUE			150,640
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			99,918
TOTAL JUST VALUE			292,123
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			233,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428686	CO ISSUED	0	09/05/2014
B1428686	NEW CONSTR	156,684	04/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2514/0336	11/10/2021	QC	U	I	11	100
GRANTOR: YONN TIMOTHY MICHAEL						
GRANTEE: YONN TIMOTHY MICHAEL						
2151/0846	10/06/2017	WD	Q	I	01	154,900
GRANTOR: HAUSSMAN SHANNON N &						
GRANTEE: YONN TIMOTHY MICHAEL						

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	626.00	SF	5.20	5.20	100	2014	2014	3	94	3,060	

96491 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] W11 FOP=[YR=2014] N8 W10 S8 E10 \$ W28 S42 E15  
 FOP=[YR=2014] E5 FGR=[YR=2014] S2 E19 N22 W7 N2 W12 S22\$ N9  
 W5 S9 \$ N9 E5 N13 E12 S2 E7 N22 \$.

LAND DESCRIPTION		TOTAL OB/XF															3,060							
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	1.75	1.75	65,000.00	113,750.00	113,750							