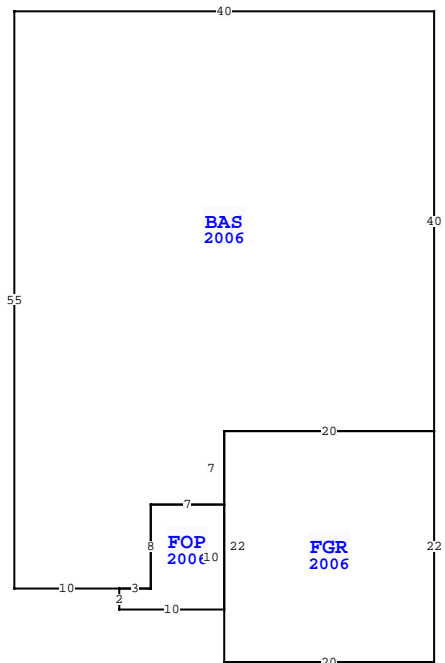




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	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	1,844	100	2006
FGR	440	55	2006
FOP	76	30	2006
TOTALS	2,360		

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%	- 2025								
Heated Area: 1844					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			214,451
TOTAL MARKET OB/XF VALUE			7,660
TOTAL LAND VALUE - MARKET			113,750
TOTAL MARKET VALUE			335,861
SOH/AGL Deduction			0
ASSESSED VALUE			335,861
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			285,139
TOTAL JUST VALUE			335,861
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			277,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801688	REPAIR/RRF	15,000	02/01/2018
M12026	H/AC	0	09/01/2006
E17779	NEW CONSTR	2,000	08/01/2006
Q11399	NEW CONSTR	0	08/01/2006
C18227	CO ISSUED	0	07/01/2006
R09540	REPAIR/RRF	5,000	07/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2701/172	3/08/2024	WD	Q	I	02	384,000
GRANTOR: SPENCER TINA						
GRANTEE: REZENDES ERIALYN BU						
1678/1188	4/16/2010	WD	U	I	12	112,000
GRANTOR: US BANK TRUSTEE						
GRANTEE: SPENCER TINA						

EXTRA FEATURES		TOTALS	
L	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0500	FP-PRE FAB	3,500.00
2	0810	CONCRETE A	6.50
3	0810	CONCRETE A	6.50
4	0810	CONCRETE A	6.50

TOTAL OB/XF																
L	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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0810	CONCRETE A	0	100	8	80.00	SF	6.50	6.50	100	2006	2006	3	86	447	
3	0810	CONCRETE A	0	100	43	688.00	SF	6.50	6.50	100	2006	2006	3	86	3,846	
4	0810	CONCRETE A	0	100	15	45.00	SF	6.50	6.50	100	2006	2006	3	86	252	

BUILDING NOTES	
96522 COMMODORE POINT DR, YULEE	

BUILDING DIMENSIONS	
FGR=[YR=2006] N22 BAS=[YR=2006] N40 W40 S55 E10 FOP=[YR=2006] S2 E10 N10 W7 S8 W3\$E3N8E7N7E20\$W20S22 E20\$.	

LAND DESCRIPTION		TOTAL OB/XF																							
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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							