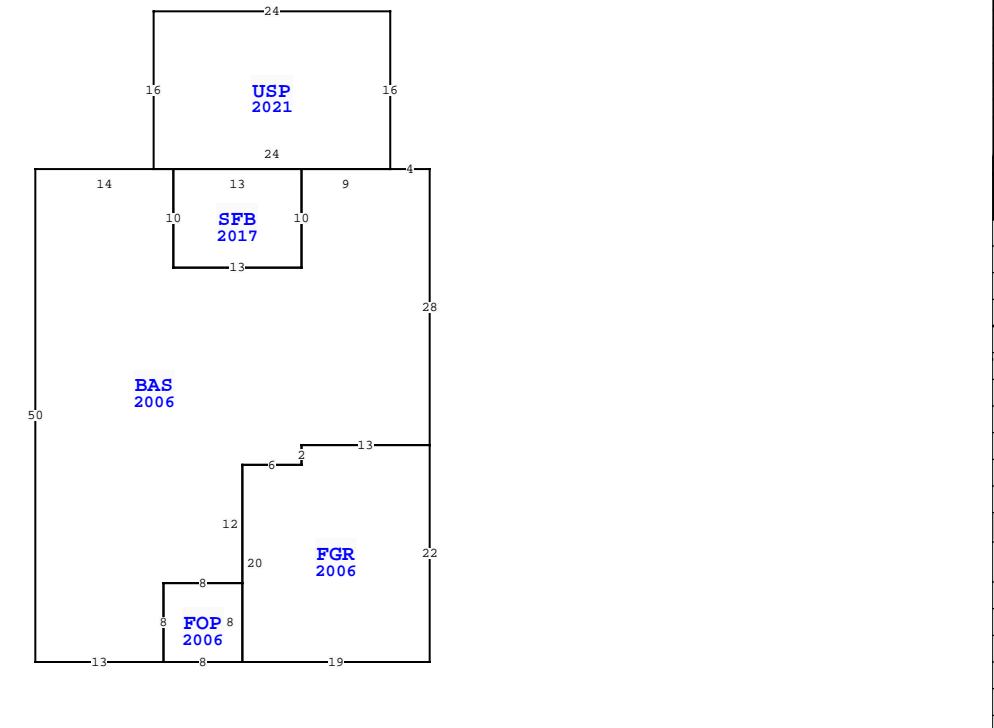


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 80
Exterior Wall	21 STONE 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,861	115.1451	115.15	214,294	2006	2006	0	0	8.60	91.40



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	1,400	100	2006	1,400	147,346
FGR	406	55	2006	223	23,470
FOP	64	30	2006	19	2,000
SFB	130	80	2017	104	10,946
USP	384	30	2021	115	12,103
TOTALS	2,384			1,861	195,865

96576 COMMODORE POINT DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0810	CONCRETE A	0	100	8	13	104.00	SF	6.50	6.50	100
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
3	0810	CONCRETE A	0	100	40	15	600.00	SF	6.50	6.50	100
4	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			195,865
TOTAL MARKET OB/XF VALUE			7,218
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			268,083
SOH/AGL Deduction			88,818
ASSESSED VALUE			179,265
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			128,543
TOTAL JUST VALUE			268,083
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			260,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2101100	REPAIR/RRF	8,700	02/01/2021
B2007115	USP	9,273	10/01/2020
M11790	MECH OTHER	0	07/01/2006
C0617934	CO ISSUED	132,000	06/01/2006
B0617934	NEW CONSTR	132,000	06/01/2006
E0617489	ELEC OTHER	2,000	06/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2184/0241	2/14/2018	WD	U	I	11	100
GRANTOR: CANTINI BRENDA S ET A						
GRANTEE: TIETJEN CHRISTOPHER						
2178/1515	2/14/2018	WD	Q	I	01	175,000
GRANTOR: CANTINI BRENDA S & SH						
GRANTEE: TIETJEN CHRISTOPHER						

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2006] N22 BAS=[YR=2006] N28 W4 USP=[YR=2021] N16 W24 S16 E24\$ W9 SFB=[YR=2017] W13 S10 E13 N10\$S10 W13 N10 W14 S50 E13 FOP=[YR=2006] E8 N8 W8 S8\$N8E8N12 E6 N2 E13\$W13 S2 W6 S20 E19\$.	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							