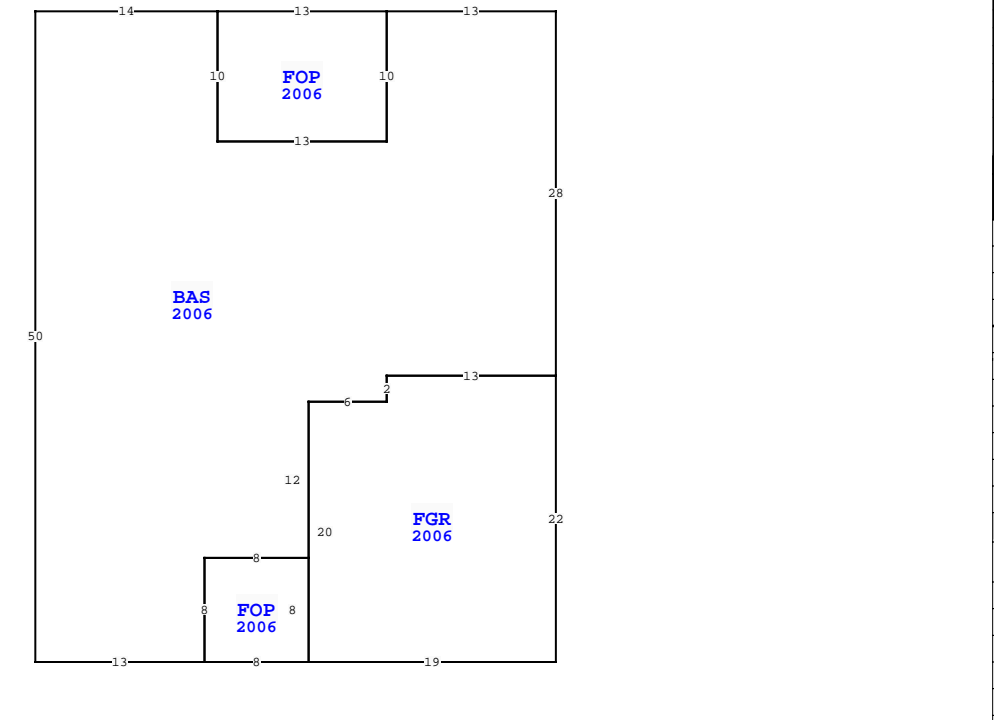


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	13 LVT/LAMNT 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	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	1,681	116.5500	116.55	195,921	2006	2006	0	0	0	8.55	91.45



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	149,219
FGR	406	55	2006	223	23,769
FOP	64	30	2006	19	2,025
FOP	130	30	2006	39	4,156
TOTALS	2,000			1,681	179,170

96580 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	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0 100	40	16	640.00	SF	6.50	6.50	100	2006	2006
2	0810	CONCRETE A	0 100	10	3	30.00	SF	6.50	6.50	100	2006	2006

Q	% COND	OB/XF MKT VALUE	NOTES
3	86	3,578	
3	86	168	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Standard	
BUILDING MARKET VALUE		179,170	
TOTAL MARKET OB/XF VALUE		3,746	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		247,916	
SOH/AGL Deduction		0	
ASSESSED VALUE		247,916	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		197,194	
TOTAL JUST VALUE		247,916	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		238,088	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11791	MECH OTHER	0	07/01/2006
C0617936	CO ISSUED	132,000	06/01/2006
E0617557	ELEC OTHER	2,000	06/01/2006
B0617936	NEW CONSTR	132,000	06/01/2006
P0611224	OTHER	0	06/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2380/1359	7/30/2020	WD	Q	I	01	197,000
GRANTOR: OLIVER JAMES W II & J						
GRANTEE: DAVID VICTORIA R						
2162/1803	11/13/2017	WD	U	I	11	100
GRANTOR: MAZZEO REVOCABLE LIVI						
GRANTEE: OLIVER JAMES W II &						

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=2006] N22 BAS=[YR=2006] N28 W13 FOP=[YR=2006] W13 S10 E13 N10 S10 W13 N10 W14 S50 E13 FOP=[YR=2006] E8 N8 W8 S8 N8 E8 N12 E6 N2 E13 W13 S2 W6 S20 E19 S.

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	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								