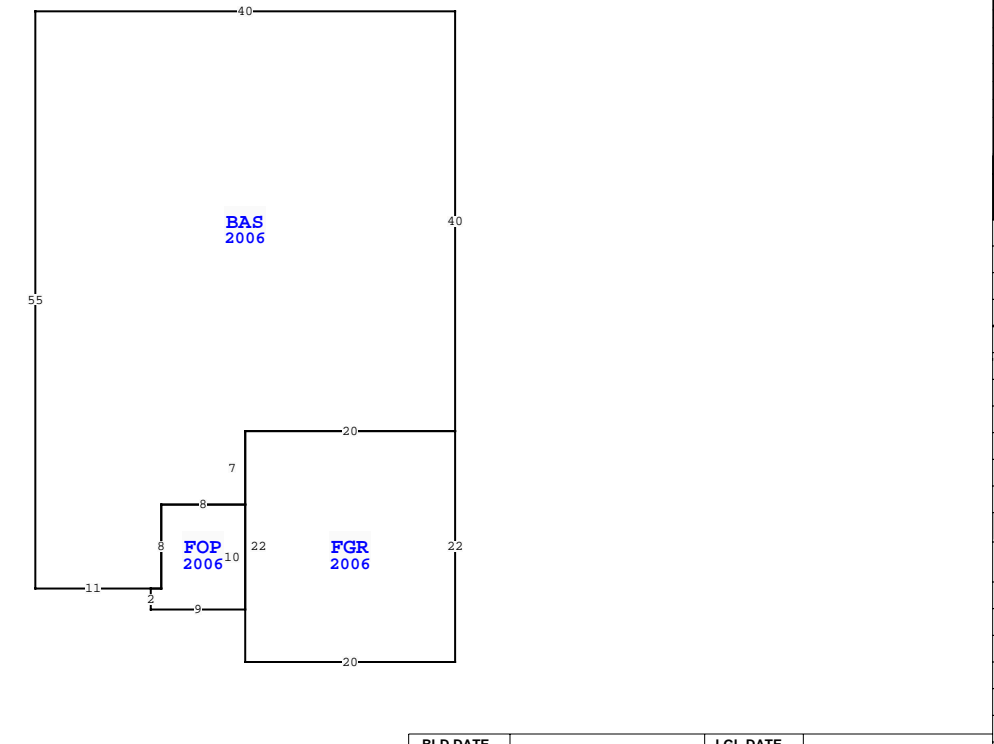




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,103	112.6755	112.68	236,966	2006	2006	0	0	0	91.35	



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	1,836	100	2006	1,836	188,985
FGR	440	55	2006	242	24,910
FOP	82	30	2006	25	2,573
TOTALS	2,358			2,103	216,468

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			216,468
TOTAL MARKET OB/XF VALUE			7,392
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			288,860
SOH/AGL Deduction			0
ASSESSED VALUE			288,860
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			288,860
TOTAL JUST VALUE			288,860
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			281,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2007939	REPAIR/RRF	11,100	09/01/2020
M11875	MECH OTHER	0	08/01/2006
E17664	TEMP POLE	2,000	07/01/2006
P0611277	OTHER	0	06/01/2006
C0618023	CO ISSUED	163,020	01/01/2006
C0618023	NEW CONSTR	163,020	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2693/1841	2/12/2024	LE	U	I	11	100
GRANTOR: WILLIAMS DEBBIE F						
GRANTEE: WILLIAMS DEBBIE F L						
2630/1754	4/11/2023	WD	Q	I	01	349,000
GRANTOR: SZERSZEN KEVIN A & OL						
GRANTEE: BARSTOW DEBBIE FAYE						

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0810	CONCRETE A	0	0	8	10	80.00	SF	6.50	6.50	100	2006	2006	3	86	447	
3	0810	CONCRETE A	0	0	40	16	640.00	SF	6.50	6.50	100	2006	2006	3	86	3,578	
4	0810	CONCRETE A	0	0	15	3	45.00	SF	6.50	6.50	100	2006	2006	3	86	252	

96590 COMMODORE POINT DR, YULEE		BLD DATE		LGL DATE	
		XF DATE		LAND DATE	05/13/2025
		INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2006] N22 BAS=[YR=2006] N40 W40 S55 E11FOP=[YR=2006] S2 E9 N10 W8 S8 W1SE1 N8 E8 N7 E20SW20 S22 E20 \$.	

LAND DESCRIPTION		TOTAL OB/XF															7,392							
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							