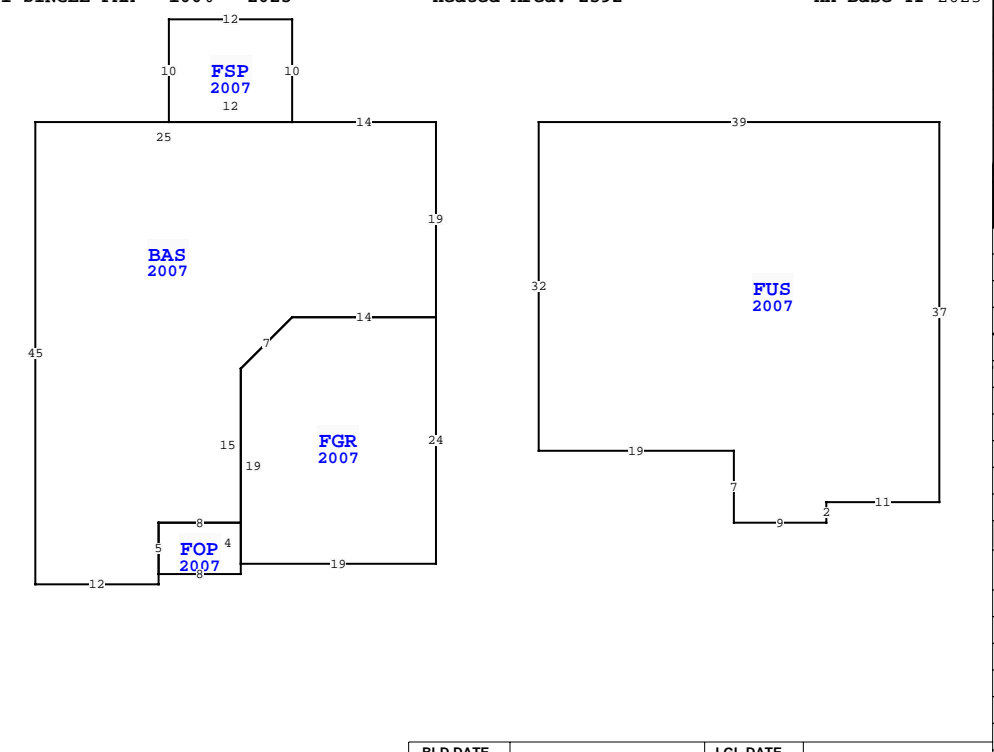




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 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	2,896	103.5363	103.54	299,852	2007	2007	0	0	0	8.15	91.85



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	1,226	100	2007	1,226	116,594
FGR	444	55	2007	244	23,205
FOP	40	30	2007	12	1,141
FSP	120	40	2007	48	4,565
FUS	1,366	100	2007	1,366	129,909
TOTALS	3,196			2,896	275,414

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			275,414
TOTAL MARKET OB/XF VALUE			5,174
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			345,588
SOH/AGL Deduction			2,661
ASSESSED VALUE			342,927
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			292,205
TOTAL JUST VALUE			345,588
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			335,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19430	NEW CONSTR	2,200	06/01/2007
M13015	H/AC	0	06/01/2007
C19883	CO ISSUED	0	05/01/2007
B19883	NEW CONSTR	231,915	05/01/2007
R10347	REPAIR/RRF	1,500	05/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1749/0328	6/28/2011	WD	U	I	11	100
GRANTOR: MCKINNON JOHN M & CAT						
GRANTEE: REISNER JENIFER						
1745/0453	6/28/2011	WD	Q	I	01	178,400
GRANTOR: MCKINNON JOHN M & CAT						
GRANTEE: REISNER JENIFER						

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	0810	CONCRETE A	0 100	46	16	736.00	SF	6.50	6.50	100	2007	2007	3	87	4,162	
2	0810	CONCRETE A	0 100	10	3	30.00	SF	6.50	6.50	100	2007	2007	3	87	170	
3	0479	VF PICKET	0 100	0	0	122.00	LF	10.00	10.00	100	2007	2007	3	69	842	

96634 COMMODORE POINT DR, YULEE										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	05/13/2025
										INC DATE		AG DATE	MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2007] W14 FSP=[YR=2007] N10W12S10 E12S25 S45E12N1												
FOP=[YR=2007] E8N1 FGR=[YR=2007] E19N24W14 D5 L5 S19N4												
W8S5N5E8N15 U5 R5 E14N19S PTR=E10 FUS=[YR=2007] S32E19S7												
B9N2 E11N37W39S W10S.												

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								