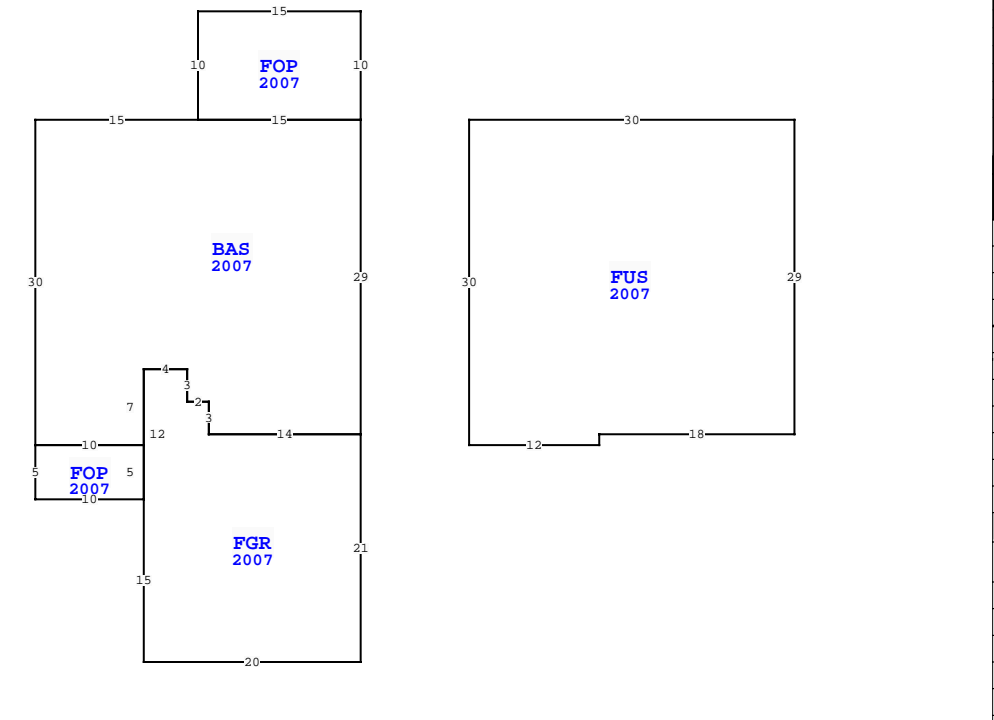




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,040	112.0581	112.06	228,602	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	850	100	2007	850	87,488
FGR	450	55	2007	248	25,526
FOP	50	30	2007	15	1,544
FOP	150	30	2007	45	4,632
FUS	882	100	2007	882	90,782
TOTALS	2,382			2,040	209,971

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		209,971	
TOTAL MARKET OB/XF VALUE		4,117	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		279,088	
SOH/AGL Deduction		138,224	
ASSESSED VALUE		140,864	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		90,142	
TOTAL JUST VALUE		279,088	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		269,261	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18632	NEW CONSTR	2,100	01/01/2007
M12371	H/AC	0	01/01/2007
C19202	CO ISSUED	0	12/01/2006
B19202	NEW CONSTR	206,590	12/01/2006
P11894	NEW CONSTR	0	12/01/2006
R09964	REPAIR/RRF	1,500	12/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2430/0164	1/21/2021	SW	U	I	11	100

GRANTOR: MOORE STEVEN R & HEAT
GRANTEE: MOORE STEVEN R & HE
1500/1345 5/23/2007 WD Q I 185,400
GRANTOR: RICHMOND AMERICAN HOM
GRANTEE: MOORE STEVEN & HEAT

96638 COMMODORE POINT DR, YULEE	BLD DATE	LGL DATE	05/13/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	24	3			72.00	SF	6.50	2007	2007	3	87	407
2	0810	CONCRETE A	0	100	41	16			656.00	SF	6.50	2007	2007	3	87	3,710

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2007] W15S10 BAS=[YR=2007] W15 S30 FOP=[YR=2007] S5 E10 FGR=[YR=2007] S15 E20 N21W14N3W2N3W4 S12\$N5W10\$E10N7 E4S3E2S3E14N29W15\$E15N10\$ PTR= S10E10 FUS=[YR=2007] S30E12N1E18N29 W30\$ W10N10\$.									

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							