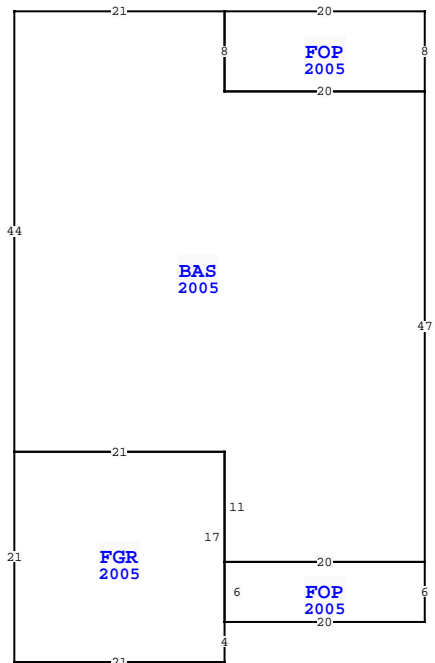




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	21	STONE 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMNT 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
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
BAS	1,864	100	2005
FGR	441	55	2005
FOP	120	30	2005
FOP	160	30	2005
TOTALS	2,585		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,191	111.3378	111.34	243,946	2005	2005	0	0	9.28	90.72
1 SINGLE FAM - 100% - 2019 Heated Area: 1864 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		221,308	
TOTAL MARKET OB/XF VALUE		2,516	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		288,824	
SOH/AGL Deduction		95,822	
ASSESSED VALUE		193,002	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		142,280	
TOTAL JUST VALUE		288,824	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		283,245	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000784	REPAIR/RRF	18,000	01/13/2022
E0515014	ELEC OTHER	2,000	05/01/2005
M0509690	H/AC	0	05/01/2005
P09276	OTHER	0	04/01/2005
R046983	REPAIR/RRF	5,000	12/01/2004
B0414220	NEW CONSTR	133,809	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2795/1612	6/20/2025	WD	Q	I	01	285,000
GRANTOR: TIMBERLAKE JENNY LYNN						
GRANTEE: MERCADO FABIOLA VAZ						
2188/0552	4/02/2018	WD	Q	I	01	206,200
GRANTOR: KOMACK CHRISTOPHER J						
GRANTEE: TIMBERLAKE JENNY LY						

EXTRA FEATURES		96656 COMMODORE POINT DR, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0811	CONCRETE B	0 100

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
5.20	100	2005	2005	3	84	2,516	

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2005] W20 BAS=[YR=2005] W21 S44 FGR=[YR=2005] S21 E21 N4 FOP=[YR=2005] E20 N6 W20 S6\$ N17 W21\$ E21 S11 E20 N47 W20 N8\$ S8 E20 N8\$.	

LAND DESCRIPTION		TOTAL OB/XF 2,516																						
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							