

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05		AVERAGE	80	
Exterior Wall	21		STONE	20	
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	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,921	100	2005	1,921	197,931
FGR	420	55	2005	231	23,801
FOP	42	30	2005	13	1,340
FOP	108	30	2005	32	3,297
TOTALS	2,491			2,197	226,368

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 0								
Heated Area: 1921 HX Base Yr											

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,368
TOTAL MARKET OB/XF VALUE		4,254
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		295,622
SOH/AGL Deduction		20,504
ASSESSED VALUE		275,118
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		275,118
TOTAL JUST VALUE		295,622
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800334	H/AC	0	01/01/2018
M0509892	H/AC	0	06/01/2005
E0515137	ELEC OTHER	2,000	06/01/2005
P09311	OTHER	0	04/01/2005
B14600	NEW CONSTR	140,549	02/01/2005
R07254	REPAIR/RRF	5,000	02/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2269/1166	12/19/2018	WD	U	I	11	100
GRANTOR: KHAN ABDUL & SURAIYA						
GRANTEE: KHAN ABDUL & SURAIYA						
1338/0590	8/02/2005	WD	Q	I		155,500
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: KHAN ABDUL & SURAIYA						

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	0811	CONCRETE B	0	0	0	0		974.00	SF	5.20				5.20	100	2005	2005	3	84	4,254	

BLD DATE		LGL DATE	
			05/13/2025
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES	
96670 COMMODORE POINT DR, YULEE	

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							