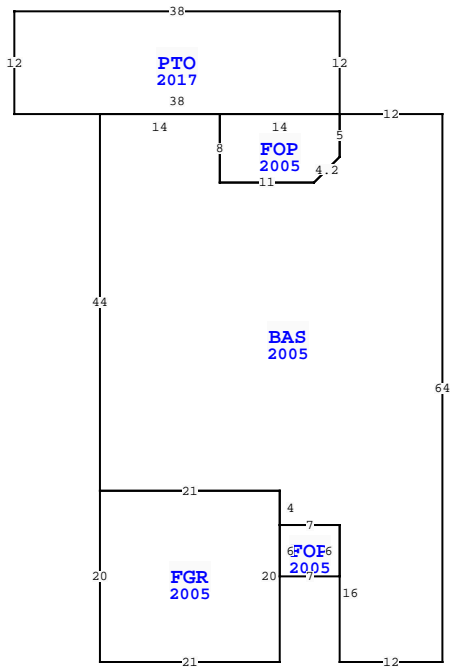




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	20	FACE BRICK 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating 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
BAS	1,921	100	2005
FGR	420	55	2005
FOP	42	30	2005
FOP	108	30	2005
PTO	456	5	2017
TOTALS	2,947		

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%	- 2023		248,085	2005	2005	0	0	10.25	89.75
Heated Area: 1921						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			222,656
TOTAL MARKET OB/XF VALUE			3,599
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			291,255
SOH/AGL Deduction			0
ASSESSED VALUE			291,255
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			291,255
TOTAL JUST VALUE			291,255
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			282,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509878	H/AC	0	06/01/2005
E0515135	ELEC OTHER	2,000	06/01/2005
P09313	OTHER	0	04/01/2005
B14598	NEW CONSTR	140,549	02/01/2005
R07252	REPAIR/RRF	5,000	02/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2572/1112	6/15/2022	WD Q	Q	I	02	370,000
GRANTOR: SILVIA SETH D & ABIGA						
GRANTEE: RUSSO ROBIN SUE ANO						
2161/0125	11/30/2017	WD Q	Q	I	02	191,500
GRANTOR: KUMAR VINOD & GAYATRI						
GRANTEE: SILVIA SETH D & ABI						

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	0812	CONCRETE C	0	0	0	0		4.00	100	2005	2005	3	84	3,599	

96676 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=2005] W12 PTO=[YR=2017] N12 W38 S12 E38\$			
FOP=[YR=2005] W14S8E11 R3 U3 N5\$S5 D3 L3 W11N8W14S44			
FGR=[YR=2005] S20E21N20W21\$E21S4 FOP=[YR=2005]			
S6E7N6W7\$E7S16E12N64\$.			

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							