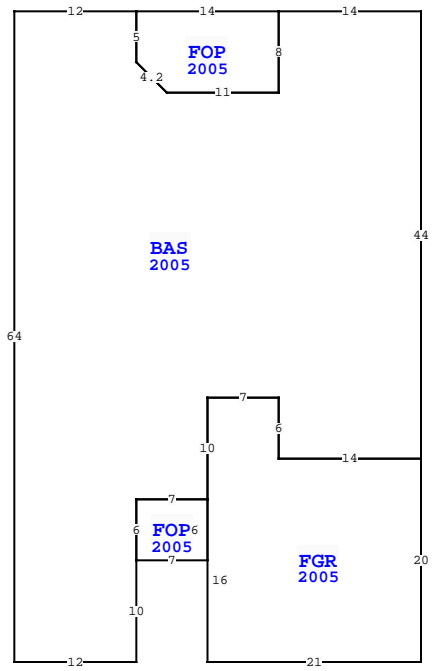




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	20 FACE BRICK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 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	2,178	109.6914	109.69	238,905	2005	2005	0	0	10.25	89.75

1 SINGLE FAM - 100% - 2007 Heated Area: 1879 HX Base Yr 2007



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	1,879	100	2005	1,879	184,982
FGR	462	55	2005	254	25,005
FOP	42	30	2005	13	1,280
FOP	108	30	2005	32	3,150
TOTALS	2,491			2,178	214,417

96680 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	0811	CONCRETE B	0	100	0	744.00	SF	5.20	5.20	100	2005	2005	3	84	3,250	
2	0476	VF 6 SBPL	0	100	0	30.00	LF	32.00	32.00	100	2014	2014	3	85	816	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			214,417
TOTAL MARKET OB/XF VALUE			4,066
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			283,483
SOH/AGL Deduction			136,327
ASSESSED VALUE			147,156
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			96,434
TOTAL JUST VALUE			283,483
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			274,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509691	H/AC	0	05/01/2005
P09312	OTHER	0	04/01/2005
E14499	ELEC OTHER	0	03/01/2005
B14597	NEW CONSTR	140,549	02/01/2005
R07251	REPAIR/RRF	5,000	02/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/1707	12/06/2006	WD	Q	I		195,700
GRANTOR: WATSON TINA M & JOSEP						
GRANTEE: NEWSOME STUART B &						
1337/0622	7/29/2005	WD	Q	I		158,200
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: WATSON TINA M & JOS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2005] W14FOP=[YR=2005] W14S5 D3 R3 E11N8\$S8W11 L3 U3 N5W12S64E12 N10FOP=[YR=2005] E7N6W7S6\$N6E7 FGR=[YR=2005] S16E21N20W14N6W7S10\$ N10E7S6E14N44\$.	

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							