



BUILDING CHARACTERISTICS					
ELEMENT	CD				
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 60				
Interior Floor	11 CLAY TILE 40				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	2.5 100				
Frame	02 WOOD FRAME 100				
Stories	2. 2. 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	1,603	100	2006	1,603	163,992
FGR	474	55	2006	261	26,701
FOP	133	30	2006	40	4,092
FOP	150	30	2006	45	4,604
FUS	756	100	2006	756	77,341
TOTALS	3,116			2,705	276,729

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,705	111.9888	111.99	302,933	2006	2006	0	0	0	8.65 91.35
1 SINGLE FAM - 100% - 2022 Heated Area: 2359 HX Base Yr 2022											

96688 COMMODORE POINT DR, YULEE

L	OB/XF	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	40	16	640.00	SF	6.50	6.50	100	2006	2006	3	86	3,578	
2	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	2006	2006	3	86	252	

LAND DESCRIPTION												TOTAL OB/XF												
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	276,729		
TOTAL MARKET OB/XF VALUE	3,830		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	345,559		
SOH/AGL Deduction	82,511		
ASSESSED VALUE	263,048		
TOTAL EXEMPTION VALUE	50,722	HX HB	
BASE TAXABLE VALUE	212,326		
TOTAL JUST VALUE	345,559		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	335,800		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000606	REPAIR/RRF	19,360	01/11/2022
M10588	MECH OTHER	0	11/01/2005
E15825	ELEC OTHER	1,500	09/01/2005
P10002	OTHER	0	09/01/2005
C15797	CO ISSUED	221,073	08/01/2005
R08050	REPAIR/RRF	1,500	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2492/1899	8/24/2021	QC	U	I	11	82,300
GRANTOR: MANCUSO THERESA						
GRANTEE: MANCUSO THERESA & D						
2477/1675	6/20/2021	QC	U	I	11	100
GRANTOR: MISSIMER GEORGE B						
GRANTEE: MANCUSO THERESA						

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2006] N22 BAS=[YR=2006] N38 W23 FOP=[YR=2006] N6 W17 S9 E16 N3 E1\$W1 S3 W16 S44 FOP=[YR=2006] S3 E11 S6 E8 N13 W7 S4 W12\$E12 N4 E7 N8 E4 S3 E17\$W17 N3 W4 S25 E21\$ PTR=N60 E15 FUS=[YR=2006] E24 S35 W17 N12 W7 N23\$ S60 W15\$.	