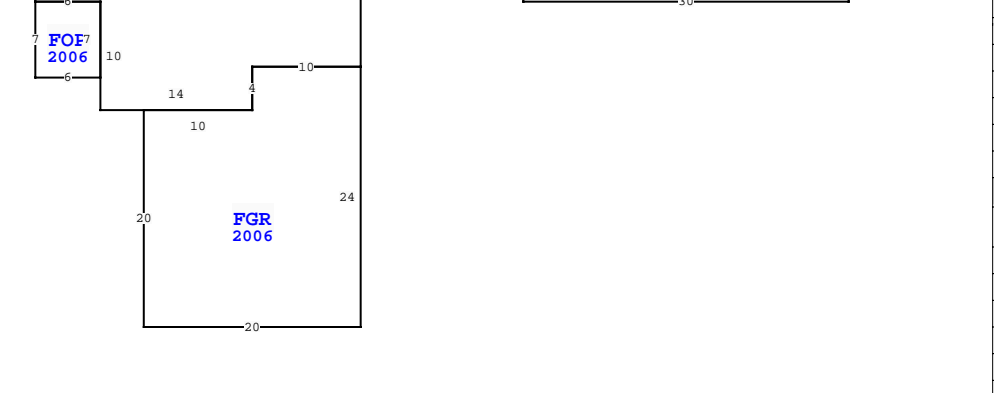




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,255	122.4510	122.45	276,125	2006	2006	0	0	0	8.65	91.35		



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	1,100	100	2006	1,100	123,044
FGR	440	55	2006	242	27,070
FOP	42	30	2006	13	1,454
FUS	900	100	2006	900	100,672
TOTALS	2,482			2,255	252,240

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	Tax Group: 4		STANDARD	
BUILDING MARKET VALUE	Tax Dist:		252,240	
TOTAL MARKET OB/XF VALUE			5,326	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			322,566	
SOH/AGL Deduction			0	
ASSESSED VALUE			322,566	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			322,566	
TOTAL JUST VALUE			322,566	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			312,825	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16895	ELEC OTHER	1,500	03/01/2006
M11200	MECH OTHER	0	03/01/2006
P10503	OTHER	0	01/01/2006
C16746	CO ISSUED	214,490	12/01/2005
R08657	REPAIR/RRF	1,500	12/01/2005
B16746	NEW CONSTR	214,490	12/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/1651	10/07/2022	WD	Q	I	01	365,000
GRANTOR: MALBONE RYAN CHRISTOP						
GRANTEE: SHV HOMES 1 LLC						
2247/1384	12/13/2018	WD	Q	I	01	205,000
GRANTOR: CYR CHRISTOPHER						
GRANTEE: MALBONE RYAN CHRIST						

EXTRA FEATURES														96702 COMMODORE POINT DR, YULEE			
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	0810	CONCRETE A	0	0	40	16	640.00	SF	6.50	6.50	100	2006	2006	3	86	3,578	
2	0810	CONCRETE A	0	0	31	3	93.00	SF	6.50	6.50	100	2006	2006	3	86	520	
3	0810	CONCRETE A	0	0	9	13	117.00	SF	6.50	6.50	100	2006	2006	3	86	654	
4	0476	VF 6 SBPL	0	0	0	0	52.00	LF	16.00	16.00	100	2007	2007	3	69	574	

BUILDING NOTES			

BUILDING DIMENSIONS
FGR=[YR=2006] N24 BAS=[YR=2006] N36 W30 S30 FOP=[YR=2006] S7 E6 N7 W6\$E6 S10 E14 N4 E10\$W10 S4 W10 S20 E20\$ PTR=N30E15 FUS=[YR=2006] N30 E30 S30 W30\$ W15S30\$.

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	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							