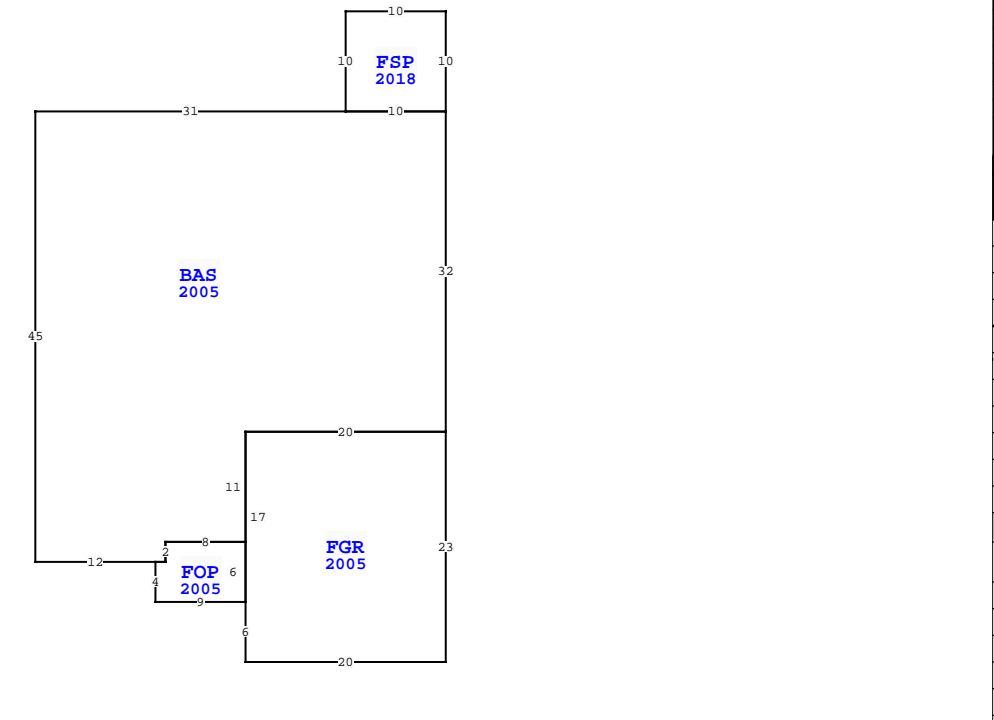


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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	1,878	111.3378	111.34	209,097	2005	2005	0	0	9.28	90.72

1 SINGLE FAM - 100% - 2019 Heated Area: 1569 HX Base Yr 2019



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	1,569	100	2005	1,569	158,481
FGR	460	55	2005	253	25,555
FOP	52	30	2005	16	1,616
FSP	100	40	2018	40	4,041
TOTALS	2,181			1,878	189,693

96722 COMMODORE POINT DR, YULEE

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	529.00	SF	5.20	5.20	100	2005	2005	3	84	2,311	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	

TOTAL OB/XF													
												5,391	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS																							
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	189,693		
TOTAL MARKET OB/XF VALUE	5,391		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	260,084		
SOH/AGL Deduction	90,757		
ASSESSED VALUE	169,327		
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE	118,605		
TOTAL JUST VALUE	260,084		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	250,789		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14500	ELEC OTHER	2,000	03/01/2005
M09488	MECH OTHER	0	03/01/2005
P09092	OTHER	0	02/01/2005
R046979	REPAIR/RRF	5,000	12/01/2004
B0414216	NEW CONSTR	116,506	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2123/1084	5/24/2017	SW	U	I	18	145,000

GRANTOR: SECRETARY OF HOUSING  
GRANTEE: SCHUBERT CHRISTOPHE  
2100/1876 1/17/2017 SW U I 12 151,000  
GRANTOR: BRANCH BANKING & TRUS  
GRANTEE: SECRETARY OF HOUSIN

BUILDING NOTES
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BUILDING DIMENSIONS
FSP=[YR=2018] W10 S10 BAS=[YR=2005] W31 S45 E12 FOP=[YR=2005] S4 E9 FGR=[YR=2005] S6 E20 N23 W20 S17\$ N6 W8 S2 W1\$ E1 N2 E8 N11 E20 N32 W10\$ E10 N10\$.