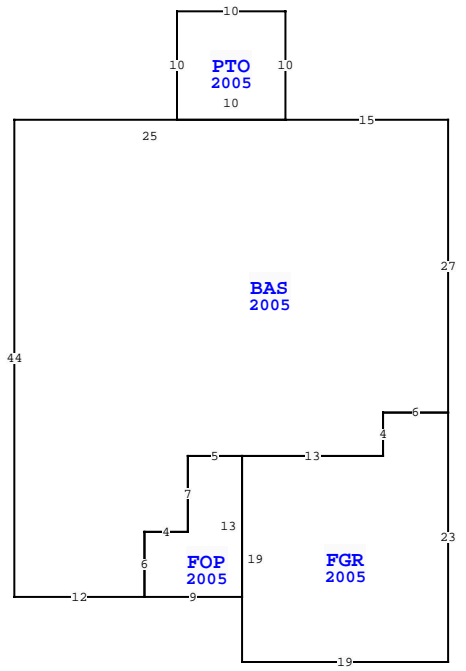




ELEMENT		CD	BUILDING CHARACTERISTICS		
			CONSTRUCTION		
Exterior Wall	05	AVERAGE	90		
Exterior Wall	21	STONE	10		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	70		
Interior Floor	08	SHT VINYL	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		2	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	2005	1,400	151,267
FGR	385	55	2005	212	22,906
FOP	89	30	2005	27	2,918
PTO	100	5	2005	5	541
TOTALS	1,974			1,644	177,630

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,644	119.0952	119.10	195,800	2005	2005	0	0	9.28	90.72
1 SINGLE FAM - 0% - 0 Heated Area: 1400 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			177,630
TOTAL MARKET OB/XF VALUE			3,822
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			246,452
SOH/AGL Deduction			17,896
ASSESSED VALUE			228,556
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			228,556
TOTAL JUST VALUE			246,452
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			237,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15563	ELEC OTHER	2,000	08/01/2005
M10143	MECH OTHER	0	08/01/2005
P09692	OTHER	0	07/01/2005
R07518	REPAIR/RRF	3,000	04/01/2005
B15068	NEW CONSTR	106,744	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/1952	8/12/2008	WD Q	Q	I	01	100
GRANTOR: LANDTROOP DORMAN W &						
GRANTEE: LANDTROOP DORMAN W						
1386/0128	2/01/2006	WD Q	Q	I		179,000
GRANTOR: BARRY SCOTT F & LORRA						
GRANTEE: LANDTROOP DORMAN W						

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	0810	CONCRETE A	0	0	40	16	SF	6.50	6.50	100	2005	2005	3	84	3,494	
2	0810	CONCRETE A	0	0	20	3	SF	6.50	6.50	100	2005	2005	3	84	328	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/13/2025	MLU

BUILDING NOTES	
96728 COMMODORE POINT DR, YULEE	

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							