

HAWTHIRBE ROGER EUGENE & ANNIE MAE
96738 COMMODORE POINT DRIVE
YULEE, FL 32097

37-3N-28-0740-0289-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 90
21STONE 1003GABLE/HIP 100
03COMP SHNGL 10005DRYWALL 100
11CLAY TILE 6014CARPET 40
03CENTRAL 10004AIR DUCTED 100
3 100
2 10002WOOD FRAME 100
1. 1. 100
0 10000NONE 10004Quality Level 04
0100SINGLE FAMILYMAP NUMMKT AREA04NEIGHBORHOOD/LOC4038.00

CONSTRUCTION

0100012,145118.3350118.341 SINGLE FAM - 0% - 2025Heated Area: 1784HX Base Yr

TOTALS

2,6402,145232,136

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONEFCTNORM% COND

0100012,145118.3350118.34253,839200620060008.5591.45

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE232,136TOTAL MARKET OB/XF VALUE7,155TOTAL LAND VALUE - MARKET65,000TOTAL MARKET VALUE304,291SOH/AGL Deduction0ASSESSED VALUE304,291TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE304,291TOTAL JUST VALUE304,291NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE294,612

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2736/5708/28/2024WDQI01369,900

GRANTOR: CAUCHON JOSEPHGRANTEE: HAWTHIRBE ROGER EUG1386/02682/01/2006WDQI175,000GRANTOR: YOUNG AMERICAN HOMESGRANTEE: CAUCHON JOSEPH

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N18 BAS=[YR=2006] N46 W20 USP=[YR=2006] N8 W20 S8 E20\$ FOP=[YR=2006] W20 S8 E20 N8\$S8 W20 S46 FOP=[YR=2006] S6 E20 N6 W20\$E20 N14 E7 S4 E7 S2 E6\$W6 N2 W7 N4 W7 S24 E20\$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES0PUD0.000.001.00LT1.001.001.0065,000.0065,000.0065,000

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A003320660.00SF6.506.50100200620063863,68920810CONCRETE A0027381.00SF6.506.501002006200638645330470VNYL GATE00002.00UT300.00300.001002006200636639640476VF 6 SBPL0000112.00LF32.0032.00100200620063662,36550810CONCRETE A009545.00SF6.506.5010020062006386252

96738 COMMODORE POINT DR, YULEE

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/13/2025MLU