



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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 Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
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

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
---------	--	----------	----

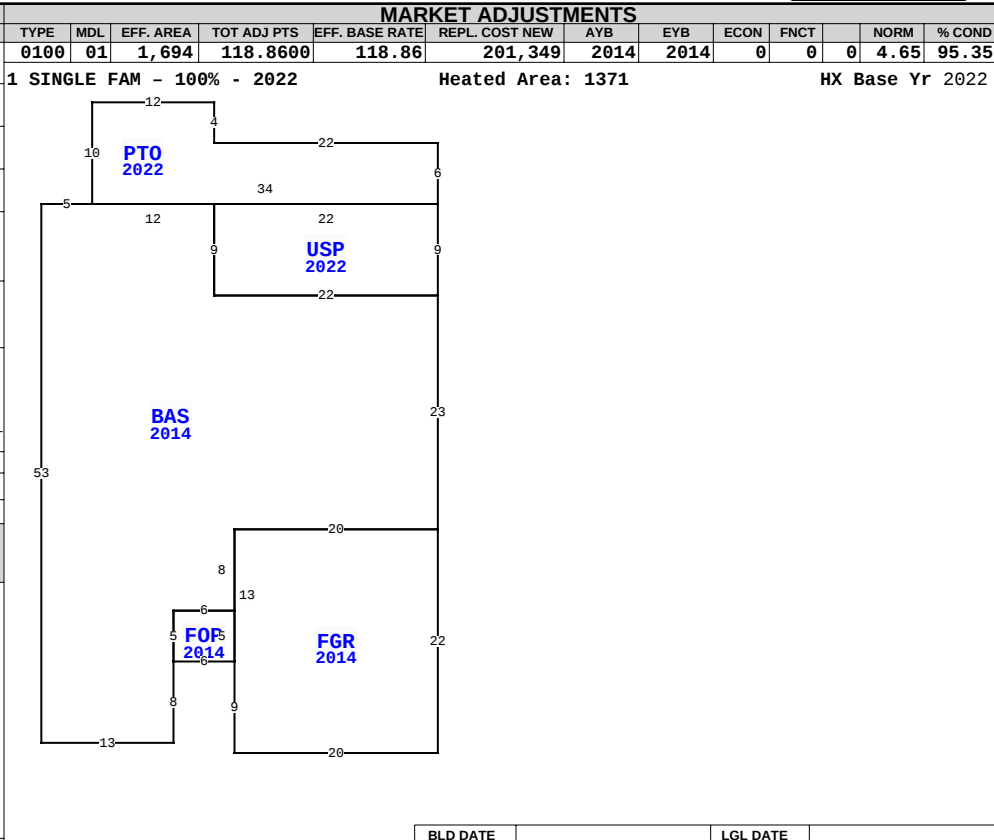
NEIGHBORHOOD/LOC	4038.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,371	100	2014	1,371	155,379
FGR	440	55	2014	242	27,426
FOP	30	30	2014	9	1,020
PTO	252	5	2022	13	1,473
USP	198	30	2022	59	6,687

TOTALS	2,291			1,694	191,986
--------	-------	--	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	685.00	SF	6.50	6.50	
2	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	
4	0462	ST/AL FNC	0	100	0	0	240.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	



96461 COMMODORE POINT DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/13/2025
	INC DATE		AG DATE	MLU

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	100	0	0	685.00	SF	6.50	6.50	100	2014	2014	3	94	4,185	
2	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2022	2022	3	98	2,822	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	98	294	
4	0462	ST/AL FNC	0	100	0	0	240.00	SF	10.00	10.00	100	2022	2022	3	95	2,280	

TOTAL OB/XF											
9,581											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											4
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						191,986					
TOTAL MARKET OB/XF VALUE						9,581					
TOTAL LAND VALUE - MARKET						65,000					
TOTAL MARKET VALUE						266,567					
SOH/AGL Deduction						25,739					
ASSESSED VALUE						240,828					
TOTAL EXEMPTION VALUE						55,722					
BASE TAXABLE VALUE						185,106					
TOTAL JUST VALUE						266,567					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						256,797					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015274	ADDITION	5,928	11/04/2021
B1327927	CO ISSUED	0	04/11/2014
B1327927	NEW CONSTR	173,352	10/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2474/0228	6/25/2021	WD	Q	I	02	248,000	
GRANTOR: GENTRY FELIX JR & LYZ							
GRANTEE: DIXON DAVID J & LIS							
2132/1161	7/10/2017	WD	Q	I	01	164,900	
GRANTOR: HERTIG JAMES A & DIER							
GRANTEE: GENTRY FELIX JR & L							
BUYER'S NOTES							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
PTO=[YR=2022] W22 N4 W12 S10 BAS=[YR=2014] W5 S53 E13 N8 FOP=[YR=2014] E6 FGR=[YR=2014] S9 E20 N22 W20 S13 \$ N5 W6 S5 \$ N5 E6 N8 E20 N23 USP=[YR=2022] N9 W22 S9 E22\$ W22 N9 W12\$ E34 N6\$.											