



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	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

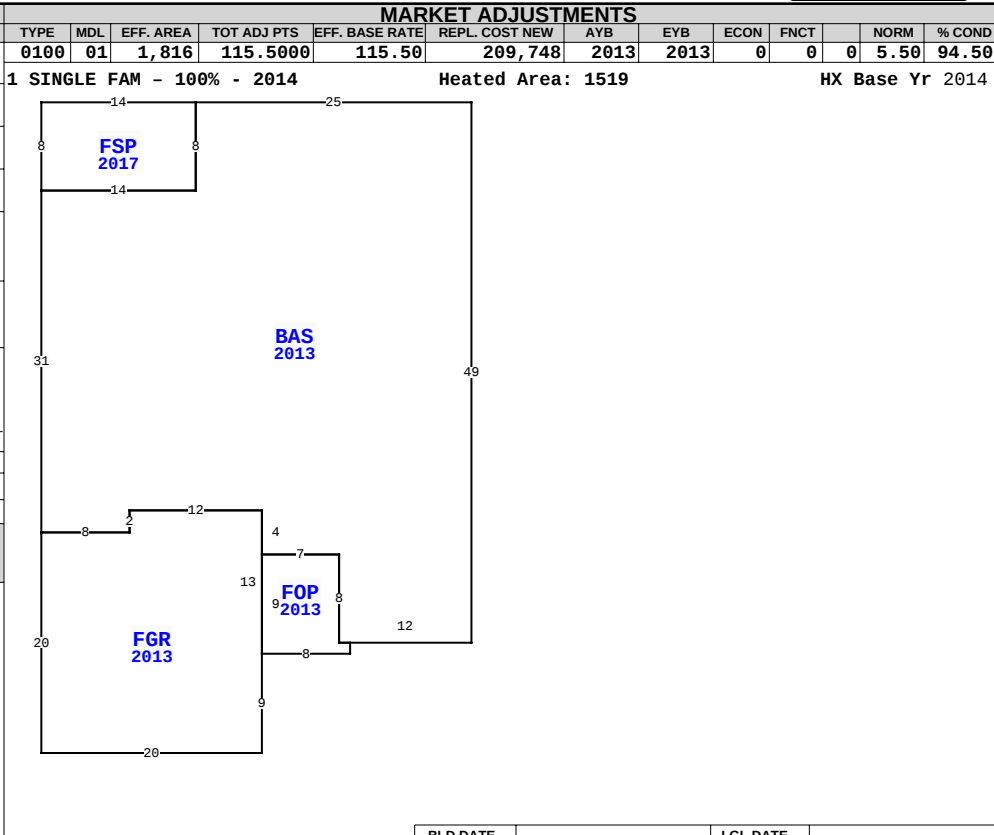
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,519	100	2013	1,519	165,796
FGR	424	55	2013	233	25,432
FOP	64	30	2013	19	2,074
FSP	112	40	2017	45	4,912

TOTALS	2,119			1,816	198,212
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	659.00	SF	5.20	5.20

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



96433 COMMODORE POINT DR, YULEE	BLD DATE		LGL DATE	05/13/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2013	2013	3	93	3,187	

TOTAL OB/XF									
3,187									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 4								Tax Dist:	
BUILDING MARKET VALUE								198,212	
TOTAL MARKET OB/XF VALUE								3,187	
TOTAL LAND VALUE - MARKET								65,000	
TOTAL MARKET VALUE								266,399	
SOH/AGL Deduction								126,387	
ASSESSED VALUE								140,012	
TOTAL EXEMPTION VALUE								50,722	
BASE TAXABLE VALUE								89,290	
TOTAL JUST VALUE								266,399	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								256,533	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2008773	REMODEL	10,178	10/01/2020
B1327037	CO ISSUED	0	08/26/2013

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2780/176	4/09/2025	WD	Q	I	01	320,000			
GRANTOR: MAYNARD MICHELLE G &									
GRANTEE: THE PAUL HELMUT PFA									
2780/174	2/18/2022	WD	U	I	11	100			
GRANTOR: GEORGE CLEVETTE J									
GRANTEE: MAYNARD MICHELLE GE									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W25 FSP=[YR=2017] W14 S8 E14 N8 \$ S8 W14 S31									
FGR=[YR=2013] S20 E20 N9 FOP=[YR=2013] E8 N1 W1 N8 W7 S9 \$									
N13 W12 S2 W8 \$ E8 N2 E12 S4 E7 S8 E12 N49 \$.									