

96679 COMMODORE POINT DR LLC
4934 SPANISH OAK CIRCLE
FERNANDINA BEACH, FL 32034

37-3N-28-0740-0173-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		05	AVERAGE 100		0100	01	1,716	109.0000	114.45	196,396	2005	2005		0		0	9.75	90.25	VALUATION BY					STANDARD										
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 0% - 2023										Heated Area: 1413					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																															