

HOFFMAN DAVID W
96425 COMMODORE POINT DRIVE
YULEE, FL 32097

37-3N-28-0740-0361-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																								
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																								
ELEMENT	CD	10	03	03	05	11	14	13	04	02	1.	00	00	03	0100	MAP NUM	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTALS	1,949	1,644	197,662	EXTRA FEATURES	96425 COMMODORE POINT DR, YULEE	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/13/2025	MLU																																							
Exterior Wall	10	ABOVE AVG 100	03	GABLE/HIP 100	05	COMP SHNGL 100	11	CLAY TILE 60	14	CARPET 40	13	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	00	0 100	00	NONE 100	03	Quality Level 03	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	1,409	100	2013	1,409	169,407	FGR	402	55	2013	221	26,572	FOP	30	30	2013	9	1,082	PTO	108	5	2013	5	601	TOTALS	1,949	1,644	197,662	EXTRA FEATURES	96425 COMMODORE POINT DR, YULEE	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/13/2025	MLU
Roof Structur	03	GABLE/HIP 100	05	COMP SHNGL 100	11	CLAY TILE 60	14	CARPET 40	13	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	00	0 100	00	NONE 100	03	Quality Level 03	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	1,409	100	2013	1,409	169,407	FGR	402	55	2013	221	26,572	FOP	30	30	2013	9	1,082	PTO	108	5	2013	5	601	TOTALS	1,949	1,644	197,662	EXTRA FEATURES	96425 COMMODORE POINT DR, YULEE	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/13/2025	MLU		
Roof Cover	03	GABLE/HIP 100	05	COMP SHNGL 100	11	CLAY TILE 60	14	CARPET 40	13	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	00	0 100	00	NONE 100	03	Quality Level 03	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	1,409	100	2013	1,409	169,407	FGR	402	55	2013	221	26,572	FOP	30	30	2013	9	1,082	PTO	108	5	2013	5	601	TOTALS	1,949	1,644	197,662	EXTRA FEATURES	96425 COMMODORE POINT DR, YULEE	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/13/2025	MLU		
Interior Wall	03	GABLE/HIP 100	05	COMP SHNGL 100	11	CLAY TILE 60	14	CARPET 40	13	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	00	0 100	00	NONE 100	03	Quality Level 03	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	1,409	100	2013	1,409	169,407	FGR	402	55	2013	221	26,572	FOP	30	30	2013	9	1,082	PTO	108	5	2013	5	601	TOTALS	1,949	1,644	197,662	EXTRA FEATURES	96425 COMMODORE POINT DR, YULEE	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/13/2025	MLU		
Interior Floo	03	GABLE/HIP 100	05	COMP SHNGL 100	11	CLAY TILE 60	14	CARPET 40	13	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	00	0 100	00	NONE 100	03	Quality Level 03	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	1,409	100	2013	1,409	169,407	FGR	402	55	2013	221	26,572	FOP	30	30	2013	9	1,082	PTO	108	5	2013	5	601	TOTALS	1,949	1,644	197,662	EXTRA FEATURES	96425 COMMODORE POINT DR, YULEE	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/13/2025	MLU		
Interior Floo	03	GABLE/HIP 100	05	COMP SHNGL 100	11	CLAY TILE 60	14	CARPET 40	13	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	00	0 100	00	NONE 100	03	Quality Level 03	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	1,409	100	2013	1,409	169,407	FGR	402	55	2013	221	26,572	FOP	30	30	2013	9	1,082	PTO	108	5	2013	5	601	TOTALS	1,949	1,644	197,662	EXTRA FEATURES	96425 COMMODORE POINT DR, YULEE	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/13/2025	MLU		
Air Condition	03	GABLE/HIP 100	05	COMP SHNGL 100	11	CLAY TILE 60	14	CARPET 40	13	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	00	0 100	00	NONE 100	03	Quality Level 03	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	1,409	100	2013	1,409	169,407	FGR	402	55	2013	221	26,572	FOP	30	30	2013	9	1,082	PTO	108	5	2013	5	601	TOTALS	1,949	1,644	197,662	EXTRA FEATURES	96425 COMMODORE POINT DR, YULEE	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/13/2025	MLU		
Heating Type	04	AIR DUCTED 100	02	WOOD FRAME 100	1.	1. 100	00	0 100	00	NONE 100	03	Quality Level 03	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	1,409	100	2013	1,409	169,407	FGR	402	55	2013	221	26,572	FOP	30	30	2013	9	1,082	PTO	108	5	2013	5	601	TOTALS	1,949	1,644	197,662	EXTRA FEATURES	96425 COMMODORE POINT DR, YULEE	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/13/2025	MLU												
Bedrooms	3	100	2	100	02	WOOD FRAME 100	1.	1. 100	00	0 100	00	NONE 100	03	Quality Level 03	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	1,409	100	2013	1,409	169,407	FGR	402	55	2013	221	26,572	FOP	30	30	2013	9	1,082	PTO	108	5	2013	5	601	TOTALS	1,949	1,644	197,662	EXTRA FEATURES	96425 COMMODORE POINT DR, YULEE	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/13/2025	MLU										
Bathrooms	3	100	2	100	02	WOOD FRAME 100	1.	1. 100	00	0 100	00	NONE 100	03	Quality Level 03	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	1,409	100	2013	1,409	169,407	FGR	402	55	2013	221	26,572	FOP	30	30	2013	9	1,082	PTO	108	5	2013	5	601	TOTALS	1,949	1,644	197,662	EXTRA FEATURES	96425 COMMODORE POINT DR, YULEE	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/13/2025	MLU										
Frame	02	WOOD FRAME 100	1.	1. 100	00	0 100	00	NONE 100	03	Quality Level 03	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	1,409	100	2013	1,409	169,407	FGR	402	55	2013	221	26,572	FOP	30	30	2013	9	1,082	PTO	108	5	2013	5	601	TOTALS	1,949	1,644	197,662	EXTRA FEATURES	96425 COMMODORE POINT DR, YULEE	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/13/2025	MLU														
Stories	1.	1. 100	00	0 100	00	NONE 100	03	Quality Level 03	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	1,409	100	2013	1,409	169,407	FGR	402	55	2013	221	26,572	FOP	30	30	2013	9	1,082	PTO	108	5	2013	5	601	TOTALS	1,949	1,644	197,662	EXTRA FEATURES	96425 COMMODORE POINT DR, YULEE	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/13/2025	MLU																
Units	00	NONE 100	03	Quality Level 03	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	1,409	100	2013	1,409	169,407	FGR	402	55	2013	221	26,572	FOP	30	30	2013	9	1,082	PTO	108	5	2013	5	601	TOTALS	1,949	1,644	197,662	EXTRA FEATURES	96425 COMMODORE POINT DR, YULEE	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/13/2025	MLU																				
Occupancy	00	NONE 100	03	Quality Level 03	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	1,409	100	2013	1,409	169,407	FGR	402	55	2013	221	26,572	FOP	30	30	2013	9	1,082	PTO	108	5	2013	5	601	TOTALS	1,949	1,644	197,662	EXTRA FEATURES	96425 COMMODORE POINT DR, YULEE	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/13/2025	MLU																				
																												VALUATION BY										STANDARD																																						
																												Tax Group: 4										Tax Dist:																																						
																												BUILDING MARKET VALUE										197,662																																						
																												TOTAL MARKET OB/XF VALUE										0																																						
																												TOTAL LAND VALUE - MARKET										65,000																																						
																												TOTAL MARKET VALUE										262,662																																						
																												SOH/AGL Deduction										83,367																																						
																												ASSESSED VALUE										179,295																																						
																												TOTAL EXEMPTION VALUE										HX HB VX 56,411																																						
																												BASE TAXABLE VALUE										122,884																																						
																												TOTAL JUST VALUE										262,662																																						
																												NCON VALUE										0																																						
																												INCOME VALUE																																																
																												PREVIOUS YEAR MKT VALUE										266,822																																						
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