



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
NEIGHBORHOOD/LOC	4027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,345	100	2,345	303,576
FGR	832	55	458	59,291
FOP	130	30	39	5,049
FOP	231	30	69	8,933

TOTALS	3,538		2,911	376,849
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	2,400.00	SF	5.20
2	0861	POOL GUNIT	0	0	0	0	250.00	SF	85.00
3	0845	KOOL DECK	0	0	0	0	440.00	SF	7.25
4	1242	WD DECK A	0	0	20	12	240.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RS-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,911	115.9725	137.72	400,903	2007	2010	0	0
1 SNGL FAM - 0% - 2023									
Heated Area: 2345									
HX Base Yr									
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE									
96023 CAPTAINS POINTE RD, YULEE									
06/14/2023 MLU									

TOTAL OB/XF									
26,772									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
376,849									
TOTAL MARKET OB/XF VALUE									
26,772									
TOTAL LAND VALUE - MARKET									
105,000									
TOTAL MARKET VALUE									
508,621									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
508,621									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
508,621									
TOTAL JUST VALUE									
508,621									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
459,448									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19860	SWIM POOL	30,000	05/01/2007
P12004	OTHER	0	01/01/2007
M11807	MECH OTHER	0	07/01/2006
E17152	ELEC OTHER	0	04/01/2006
P11011	OTHER	0	04/01/2006
E17038	ELEC OTHER	0	03/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2630/1005	4/07/2023	WD	Q	I	01	490,000
GRANTOR: OP GOLD LLC						
GRANTEE: VERA ENRIQUE J & ST						
2550/0936	3/25/2022	WD	Q	I	01	640,000
GRANTOR: TOMASINI BRENDA & RUS						
GRANTEE: OP GOLD LLC						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2007] W26 S5 BAS=[YR=2007] W16 S5 FOP=[YR=2007]									
W22 S5 D4 R4 S3 E12 U3 R3 E3 N9 \$ S9 W3 D3 L3 W12 N3									
L4 U4 N5 W10 S43 E5 S1 E6 N1 E2 FOP=[YR=2007] S5 E13 N8 W3									
N5 W7 S8 W3 \$ E3 N8 E7 S5 E12 S5 E13 S1 E8 N1 E13 N23 W21 N27									
\$ S27 E26 N32 \$.									