LOT 4
IN OR 2030/1760
CAPTAINS POINTE PB 7/109

TOMASKO MARK D & ELISHA M
96103 CAPTAINS POINT RD
YULEE, FL 32097

2023

45-3N-28-0240-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

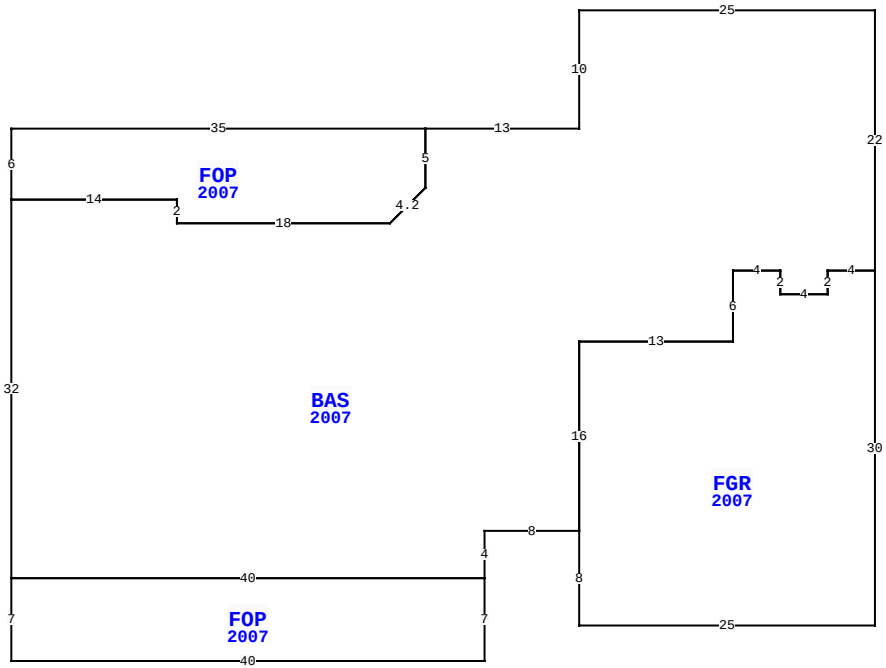
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 04
NEIGHBORHOOD/LOC	4027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,181	100	2,181	279,662
FGR	664	55	365	46,802
FOP	248	30	74	9,488
FOP	280	30	84	10,771
TOTALS	3,373		2,704	346,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,704	120.1536	142.68	385,807	2007	2007	0	0	0	10.13	89.87

1 SNGL FAM – 100% - 2017 Heated Area: 2181 HX Base Yr 2017



96103 CAPTAINS POINTE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/14/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		346,725
TOTAL MARKET OB/XF VALUE		25,181
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		476,906
SOH/AGL Deduction		195,415
ASSESSED VALUE		281,491
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		231,491
TOTAL JUST VALUE		476,906
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611667	H/AC	0	06/01/2006
E17400	ELEC OTHER	9,000	05/01/2006
C17372	CO ISSUED	0	03/01/2006
B17372	NEW CONSTR	200,000	03/01/2006
P10884	OTHER	0	03/01/2006
R09050	REPAIR/RRF	5,000	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2030/1760	2/25/2016	WD	Q	I	01	285,000
GRANTOR: TOP QUALITY CONCRETE						
GRANTEE: TOMASKO MARK D & EL						
1386/1435	2/03/2006	WD	Q	V		115,000
GRANTOR: CAPTAINS POINTE PROPE						
GRANTEE: TOP QUALITY CONCRET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W25 S10 W13 FOP=[YR=2007] W35 S6 E14 S2 E18 R3 U3 N5$ S5 D3 L3 W18 N2 W14 S32 FOP=[YR=2007] S7 E40 N7 W40$ E40 N4 E8 FGR=[YR=2007] S8 E25 N30 W4 S2 W4 N2 W4 S6 W13 S16$ N16 E13 N6 E4 S2 E4 N2 E4 N22$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0811	CONCRETE B	0	100	0	0	2,030.00	SF	5.20	5.20	100	2007	2007	3	89	9,395	
3	1127	BRICK 8"	0	100	0	0	104.00	SF	11.00	11.00	100	2007	2007	3	97	1,110	
4	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2016	2016	3	92	828	
5	0476	VF 6 SBPL	0	100	0	0	361.00	LF	32.00	32.00	100	2016	2016	3	92	10,628	

LAND DESCRIPTION

TOTAL OB/XF 25,181

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 02/14/2023 BY NWA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/02/2023 BY SYS