LOT 5
IN OR 2081/1154
CAPTAINS POINTE PB 7/109

HAYES BRENT A & MONICA L
96129 CAPTAINS POINTE RD
YULEE, FL 32097

2023

45-3N-28-0240-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

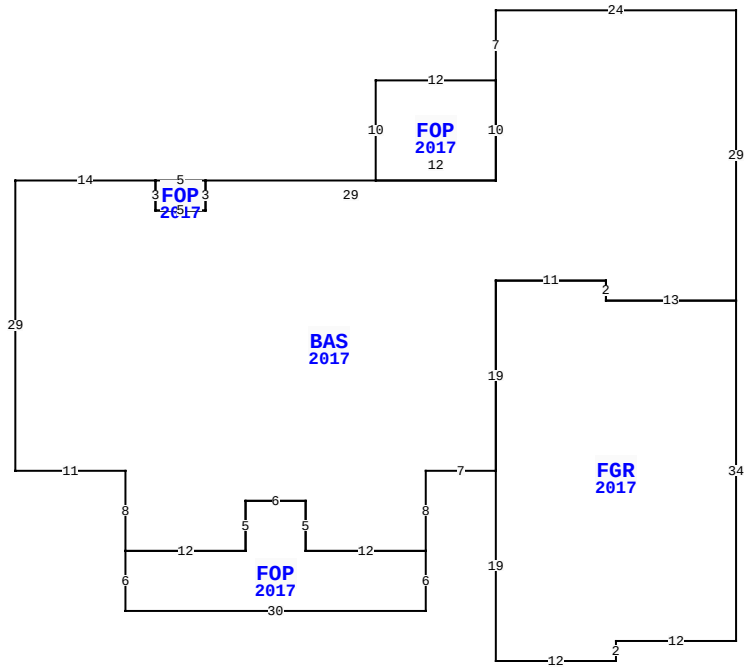
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	4027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,261	100	2,261	286,456
FGR	862	55	474	60,053
FOP	15	30	4	507
FOP	120	30	36	4,561
FOP	210	30	63	7,982
TOTALS	3,468		2,838	359,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,838	108.8640	129.28	366,897	2017	2017	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2018 Heated Area: 2261 HX Base Yr 2018



96129 CAPTAINS POINTE RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		359,559
TOTAL MARKET OB/XF VALUE		5,822
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		470,381
SOH/AGL Deduction		224,753
ASSESSED VALUE		245,628
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		195,628
TOTAL JUST VALUE		470,381
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1700050	CO ISSUED	0	06/08/2017
B1700050	NEW CONSTR	301,334	01/10/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2081/1154	10/28/2016	WD	Q	V	01	55,000
GRANTOR: PETTY DAVID & SUSAN						
GRANTEE: HAYES BRENT A & MON						
1562/0351	4/21/2008	WD	U	V	23	81,000
GRANTOR: SKIPPER CUSTOM BUILDE						
GRANTEE: PETTY DAVID & SUSAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W24 S7 FOP=[YR=2017] W12 S10 E12 N10$ S10 W29 FOP=[YR=2017] W5 S3 E5 N3$ S3 W5 N3 W14 S29 E11 S8 FOP=[YR=2017] S6 E30 N6 W12 N5 W6 S5 W12$ E12 N5 E6 S5 E12 N8 E7 FGR=[YR=2017] S19 E12 N2 E12 N34 W13 N2 W11 S19$ N19 E11 S2 E13 N29$.

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	0810	CONCRETE A	0	100	59	3	177.00	SF	6.50	6.50	100	2017	2017	3	97	1,116	
2	0812	CONCRETE C	0	100	0	0	1,213.00	SF	4.00	4.00	100	2017	2017	3	97	4,706	

LAND DESCRIPTION

TOTAL OB/XF 5,822

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 08/16/2017 BY KW Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/02/2023 BY SYS