

LOT 9
IN OR 2186/301
CAPTAINS POINTE PB 7/109

AMATO CHARLES K & KRISTEN MIRANDA
96267 CAPTAINS POINTE RD
YULEE, FL 32097

2023

45-3N-28-0240-0009-0000



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	PAGE 1 of 2 4													
Exterior Wall	16	WD FR STUC 100	0500	01	4,103	101.7324	144.97	594,812	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD													
Roof Structur	04	WOOD TRUSS 100	1 SFR CUST - 100% - 2023													Heated Area: 3223												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023												
Interior Wall	05	DRYWALL 100																										
Interior Floo	13	LVT/LAMMT 90																										
Interior Floo	11	CLAY TILE 10																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms	4	100																										
Bathrooms	3	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	3,223	100	3,223	467,238																								
FGR	914	55	503	72,920																								
FOP	82	30	25	3,624																								
FOP	314	30	94	13,627																								
UOP	1,290	20	258	37,402																								
TOTALS			5,823	4,103	594,812																							
EXTRA FEATURES			96267 CAPTAINS POINTE RD, YULEE																									
L N	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000												
2	0811	CONCRETE B	0	100	0	0	1,703.00	SF	5.20	5.20	100	2022	2022	3	100	8,856												
3	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00	85.00	100	2022	2022	3	100	38,080												
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000												
5	0462	ST/AL FNC	0	100	0	0	336.00	SF	10.00	10.00	100	2022	2022	3	100	3,360												
6	0300	BOAT DCK W	0	100	0	0	1,856.00	SF	40.00	40.00	100	2022	2022	3	100	74,240												
7	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00	115.00	100	2022	2022	3	100	1,840												
8	0303	FLT DOCK W	0	100	16	10	160.00	SF	26.00	26.00	100	2022	2022	3	100	4,160												
9	0350	CARPORT WD	0	100	35	15	525.00	SF	13.00	13.00	100	2022	2022	3	100	6,825												
10	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2022	2022	3	100	2,000												
LAND DESCRIPTION			TOTAL OB/XF 143,361																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000130	C	SFR WATER	100		RS-1	101.00	230.00	101.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	272,700											
REVIEW DATE 09/13/2022 BY DJ Total Acres: 0.00 Total Land Value: 272,700 Market: 0 Agricultural: 0 Common: 272,700 PRINTED 08/02/2023 BY SYS																												

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