LOT 11 &
PARCEL 13-7 SEC 38
CAPTAINS POINTE PB 7/109

**PRATT BERNARD & SARAH**
33077 SAWGRASS PARKE PLACE
FERNANDINA BEACH, FL 32034

**2023**

**45-3N-28-0240-0011-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0001 | VAC W/XFOB | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4027.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

96278 CAPTAINS POINTE RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 79,420 |
| TOTAL LAND VALUE - MARKET | 270,025 |
| TOTAL MARKET VALUE | 349,445 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 349,445 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 349,445 |
| TOTAL JUST VALUE | 349,445 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 259,225 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B22- | BOAT DOCK | 0 | 03/01/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2454/1912 | 4/19/2021 | WD | Q | V | 01 | 280,000 |
| GRANTOR: FIN HOMES LLC | | | | | | |
| GRANTEE: PRATT BERNARD & SAR | | | | | | |
| 2403/0556 | 10/26/2020 | CT | U | V | 18 | 197,400 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: FIN HOMES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 0300 | BOAT DCK W | 0 | 0 | 0 | 0 | 1,948.00 | SF | 40.00 | 40.00 | 100 | 2023 | 2022 | | 100 | 77,920 | |
| 2 | 0322 | BOAT LFT L | 0 | 0 | 0 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 2023 | 2022 | | 100 | 1,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 79,420

| 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 | 000130 | C | SFR WATER | 0 | | RS-1 | 100.00 | 220.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 2,700.00 | 2,700.00 | 270,000 | | | | | | | |
| 2 | 009500 | C | SUBMERGED | 0 | | | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 25.00 | 25.00 | 25 | | | | | | | |

REVIEW DATE 05/02/2022 BY KWA Total Acres: 0.00 Total Land Value: 270,025 Market: 0 Agricultural: 0 Common: 270,025 PRINTED 08/02/2023 BY SYS