

FLORENCE CHERYL & BRUCE E
96214 CAPTAINS POINTE ROAD
YULEE, FL 32097

45-3N-28-0240-0013-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0900 01 3,281 116.2098 138.00 452,778 2012 2012 0 0 5.00 95.00										Tax Group: 4 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SNGL FAM - 100% - 2018 Heated Area: 2642 HX Base Yr 2018										BUILDING MARKET VALUE 430,139									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 52,025									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 105,000									
Interior Floo 13 LVT/LAMNT 70																				TOTAL MARKET VALUE 587,164									
Interior Floo 11 CLAY TILE 30																				SOH/AGL Deduction 231,009									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 356,155									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms										4 100										BASE TAXABLE VALUE 306,155									
Bathrooms										5.5 100										TOTAL JUST VALUE 587,164									
Frame										02 WOOD FRAME 100										NCON VALUE 0									
Stories										1. 1. 100										INCOME VALUE									
Units										0 100										PREVIOUS YEAR MKT VALUE 510,832									
Occupancy										00 NONE 100																			
Quality 04 Quality Level 04																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				C1226146 C0 ISSUED 0 11/26/2012									
MAP NUM MKT AREA 04																				E25365 ELEC OTHER 0 08/01/2012									
NEIGHBORHOOD/LOC 4027.00																				B26186 SWIM POOL 35,900 07/01/2012									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				E25189 TEMP POLE 0 06/01/2012									
BAS 80 100 80 10,488																				B26146 NEW CONSTR 310,095 06/01/2012									
BAS 2,562 100 2,562 335,878																													
FGR 849 55 467 61,224																													
FOP 64 30 19 2,491																													
FOP 510 30 153 20,058																													
TOTALS 4,065 3,281 430,139																													
EXTRA FEATURES										96214 CAPTAINS POINTE RD, YULEE										BLD DATE LGL DATE 06/14/2023 MLU									
																				XF DATE LAND DATE									
																				INC DATE AG DATE									
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 0812 CONCRETE C 0 100 0 0 2,279.00 SF 4.00 4.00 100 2012 2012 3 94 8,569																													
2 0911 SCRNRM A 0 100 0 0 788.00 SF 17.50 17.50 100 2012 2012 3 60 8,274																													
3 0861 POOL GUNIT 0 100 0 0 432.00 SF 85.00 85.00 100 2012 2012 3 71 26,071																													
4 0845 KOOL DECK 0 100 0 0 356.00 SF 7.25 7.25 100 2012 2012 3 94 2,426																													
5 0463 FENCE GATE 0 100 0 0 1.00 UT 300.00 300.00 100 2015 2015 3 90 270																													
6 0462 ST/AL FNC 0 100 198 0 792.00 SF 10.00 10.00 100 2015 2015 3 81 6,415																													
LAND DESCRIPTION										TOTAL OB/XF 52,025																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000134 C SFR POND 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									