LOT 2
CAPTAINS POINTE PB 7/109

BERGHOEFER JOYCE L LVG TRUST/BERGHOEFER JOYCE L TR
96049 CAPTAINS POINTE RD
YULEE, FL 32097

2024

45-3N-28-0240-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

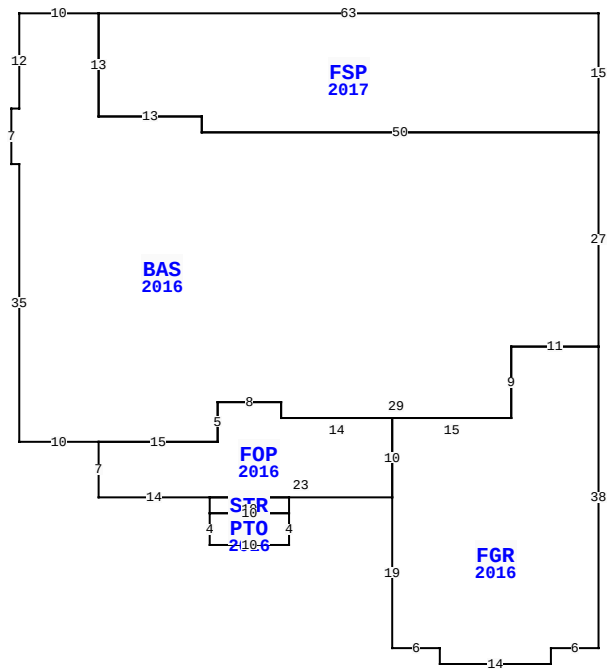
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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	2,771	100	2,771	367,356
FGR	881	55	485	64,297
FOP	341	30	102	13,523
FSP	919	40	368	48,787
PTO	40	5	2	265
STR	20	10	2	265
TOTALS	4,972		3,730	494,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,730	109.9035	137.38	512,427	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2023 Heated Area: 2771 HX Base Yr 2023



96049 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		494,492
TOTAL MARKET OB/XF VALUE		75,112
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		674,604
SOH/AGL Deduction		357
ASSESSED VALUE		674,247
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		619,247
TOTAL JUST VALUE		674,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		654,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704303	SCRN ROOM	0	05/16/2017
B1702243	SWIM POOL	46,505	03/20/2017
B1531492	CO ISSUED	0	07/18/2016
B1531492	NEW CONSTR	382,370	12/02/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2376/0986	7/15/2020	WD	Q	I	02	679,000
GRANTOR: BERNHARD STEVEN C & P						
GRANTEE: BERGHOEFER JOYCE L						
1980/1748	5/15/2015	WD	Q	V	01	50,000
GRANTOR: GINGERY MATTHEW J & T						
GRANTEE: BERNHARD STEVEN C &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W63 BAS=[YR=2016] W10 S12 W1 S7 E1 S35 E10 FOP=[YR=2016] S7 E14 STR=[YR=2016] S2 PTO=[YR=2016] S4 E10 N4 W10$ E10 N2 W10$ E23 FGR=[YR=2016] S19 E6 S2 E14 N2 E6 N38 W11 S9 W15 S10$ N10 W14 N2 W8 S5 W15$ E15 N5 E8 S2 E29 N9 E11 N27 W50 N2 W13 N13$ S13 E13 S2 E50 N15$.

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	2016	2016	3	97	3,395	
2	0810	CONCRETE A	0	100	0	0	226.00	SF	6.50	6.50	100	2016	2016	3	96	1,410	
3	0811	CONCRETE B	0	100	0	0	2,492.00	SF	5.20	5.20	100	2016	2016	3	96	12,440	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	78	1,560	
5	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	2017	2017	3	84	27,989	
6	0855	CONC PAVER	0	100	0	0	808.00	SF	10.00	10.00	100	2017	2017	3	97	7,838	
7	0911	SCRN RM A	0	100	48	25	1,200.00	SF	17.50	17.50	100	2017	2017	3	78	16,380	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2018	2018	3	82	4,100	

LAND DESCRIPTION

TOTAL OB/XF 75,112

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 09/20/2023 BY DJA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/06/2024 BY SYS