LOT 7
IN OR 2204/1946
CAPTAINS POINTE PB 7/109

HODGES KRISTA/HODGES SCOTT
96183 CAPTAINS POINTE RD
YULEE, FL 32097

2024

45-3N-28-0240-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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

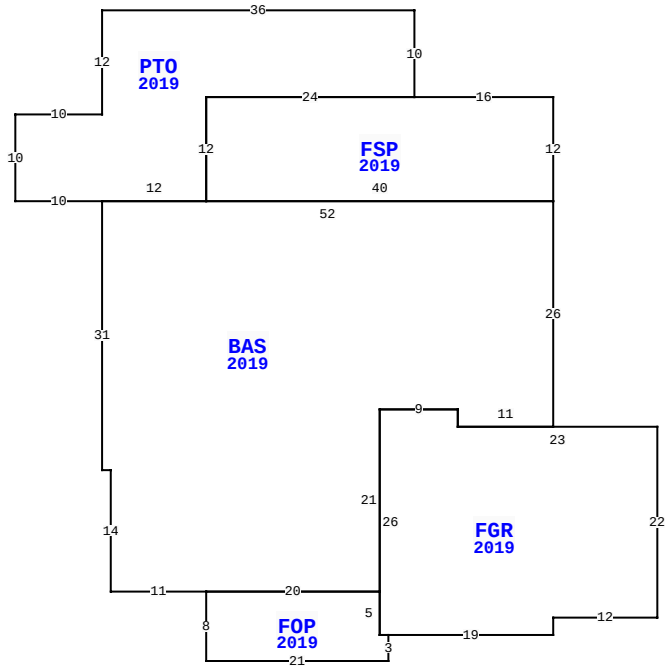
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,928	100	1,928	294,319
FGR	762	55	419	63,963
FOP	163	30	49	7,480
FSP	480	40	192	29,310
PTO	604	5	30	4,579
TOTALS	3,937		2,618	399,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,618	123.9840	154.98	405,738	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2020 Heated Area: 1928 HX Base Yr 2020



96183 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		399,652
TOTAL MARKET OB/XF VALUE		22,227
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		526,879
SOH/AGL Deduction		241,823
ASSESSED VALUE		285,056
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		235,056
TOTAL JUST VALUE		526,879
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1901003	CO ISSUED	0	05/29/2019
B1901003	NEW CONSTR	284,361	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2204/1946	6/21/2018	QC	U	V	11	100
GRANTOR: ROBERTSON JOSEPH M &						
GRANTEE: HODGES KRISTA & SCO						
1715/0260	12/06/2010	WD	U	V	11	15,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: ROBERTSON JOSEPH M						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W16 PTO=[YR=2019] N10 W36 S12 W10 S10 E10
BAS=[YR=2019] S31 E1 S14 E11 FOP=[YR=2019] S8 E21 N3
FGR=[YR=2019] E19 N2 E12 N22 W23 N2 W9 S26 E1$ W1 N5 W20$
E20 N21 E9 S2 E11 N26 W52$ E12 N12 E24 $ W24 S12 E40 N12$.

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	0855	CONC PAVER	0	100	22	4	88.00	SF	10.00	10.00	100	2019	2019	3	98	862	
2	0855	CONC PAVER	0	100	0	0	1,488.00	SF	10.00	10.00	100	2019	2019	3	98	14,582	
3	0476	VF 6 SBPL	0	100	0	0	195.00	LF	32.00	32.00	100	2019	2019	3	95	5,928	
4	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2019	2019	3	95	855	

LAND DESCRIPTION

TOTAL OB/XF 22,227

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 02/14/2023 BY NWA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/06/2024 BY SYS