

**STUBBS SANDRA L/E ET AL/
96277 CAPTAINS POINTE ROAD
YULEE, FL 32097**

45-3N-28-0240-0010-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB										EYB ECON FNCT NORM % COND																			
Exterior Wall 31 HARDIE BRD 100										0500 01 4,802 104.9286 157.39 755,787 2017										2017 0 0 2.50 97.50																			
Roof Structur 08 IRREGULAR 100										1 SFR CUST - 100% - 2018										Heated Area: 3971 HX Base Yr 2018																			
Roof Cover 03 COMP SHNGL 100																				VALUATION BY										STANDARD									
Interior Wall 05 DRYWALL 100																				Tax Group: 4										Tax Dist:									
Interior Floo 14 CARPET 60																				BUILDING MARKET VALUE										736,892									
Interior Floo 11 CLAY TILE 40																				TOTAL MARKET OB/XF VALUE										150,451									
Air Condition 03 CENTRAL 100																				TOTAL LAND VALUE - MARKET										300,025									
Heating Type 04 AIR DUCTED 100																				TOTAL MARKET VALUE										1,187,368									
Bedrooms 4 100																				SOH/AGL Deduction										472,989									
Bathrooms 4.5 100																				ASSESSED VALUE										714,379									
Frame 02 WOOD FRAME 100																				TOTAL EXEMPTION VALUE										HX HB WR 55,000									
Stories 2. 2. 100																				BASE TAXABLE VALUE										659,379									
Units 0 100										TOTAL JUST VALUE										1,187,368																			
Occupancy 00 NONE 100										NCON VALUE										0																			
										INCOME VALUE																													
										PREVIOUS YEAR MKT VALUE										1,130,161																			
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 2,868 100 2,868 440,110																																							
FGR 967 55 532 81,638																																							
FOP 237 30 71 10,896																																							
FOP 742 30 223 34,221																																							
FUS 1,103 100 1,103 169,261																																							
STR 48 10 5 767																																							
TOTALS 5,965 4,802 736,892																																							
EXTRA FEATURES										96277 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 0300 BOAT DCK W 0 100 0 0 1,845.00 SF 40.00 40.00 100 2009 2009 3 56 41,328																																							
2 0303 FLT DOCK W 0 100 20 10 200.00 SF 26.00 26.00 100 2009 2009 3 56 2,912																																							
3 0311 WD GANG WY 0 100 0 0 16.00 SF 45.00 45.00 100 2009 2009 3 40 288																																							
4 0317 DCK PLNG W 0 100 0 0 2.00 UT 1,000.00 1,000.00 100 2009 2009 3 40 800																																							
5 0323 BOAT LFT H 0 100 0 0 1.00 UT 2,500.00 2,500.00 100 2009 2009 3 40 1,000																																							
6 0305 BOAT HOUS 0 100 32 12 384.00 UT 11.45 11.45 100 2009 2009 3 100 4,397																																							
7 0350 CARPORT WD 0 100 15 15 225.00 SF 13.00 13.00 100 2009 2009 3 40 1,170																																							
8 0855 CONC PAVER 0 100 0 0 308.00 SF 10.00 10.00 100 2017 2017 3 97 2,988																																							
9 0855 CONC PAVER 0 100 137 16 2,192.00 SF 10.00 10.00 100 2017 2017 3 97 21,262																																							
10 0092 AUTO GATE 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2017 2017 3 78 2,730																																							
LAND DESCRIPTION										TOTAL OB/XF 78,875																													
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 000130 C SFR WATER 100 RSF-1 1100.00 188.00 100.00 FF 1.00 1.00 1.00 3,000.00 3,000.00 300,000																																							
2 009500 C SUBMERGED 0 RSF-1 0.00 0.00 1.00 UT 1.00 1.00 1.00 25.00 25.00 25																																							
REVIEW DATE 03/22/2022 BY KWA										Total Acres: 0.00										Total Land Value: 300,025																			
										Market: 0										Agricultural: 0																			
										Common: 300,025										PRINTED 08/06/2024 BY SYS																			

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