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

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

2024

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

NASSAU COUNTY PROPERTY

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	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	81,916
TOTAL LAND VALUE - MARKET	300,025
TOTAL MARKET VALUE	381,941
SOH/AGL Deduction	0
ASSESSED VALUE	381,941
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	381,941
TOTAL JUST VALUE	381,941
NCON VALUE	2,496
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	349,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240000763	IN GROUND SWIMMIN	64,870	01/22/2024
B240000764	ADDING OUTDOOR KI	15,019	01/22/2024
B230009514	H4235	827,810	07/25/2023
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	
3	0350	CARPORT WD	0	0	16	12	192.00	SF	13.00	13.00	100	2023	2023		100	2,496	

LAND DESCRIPTION

TOTAL OB/XF 81,916

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		RSF-1	100.00	220.00	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 07/17/2024 BY NW Total Acres: 0.00 Total Land Value: 300,025 Market: 0 Agricultural: 0 Common: 300,025 PRINTED 08/06/2024 BY SYS