



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
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NEIGHBORHOOD/LOC	4027.00
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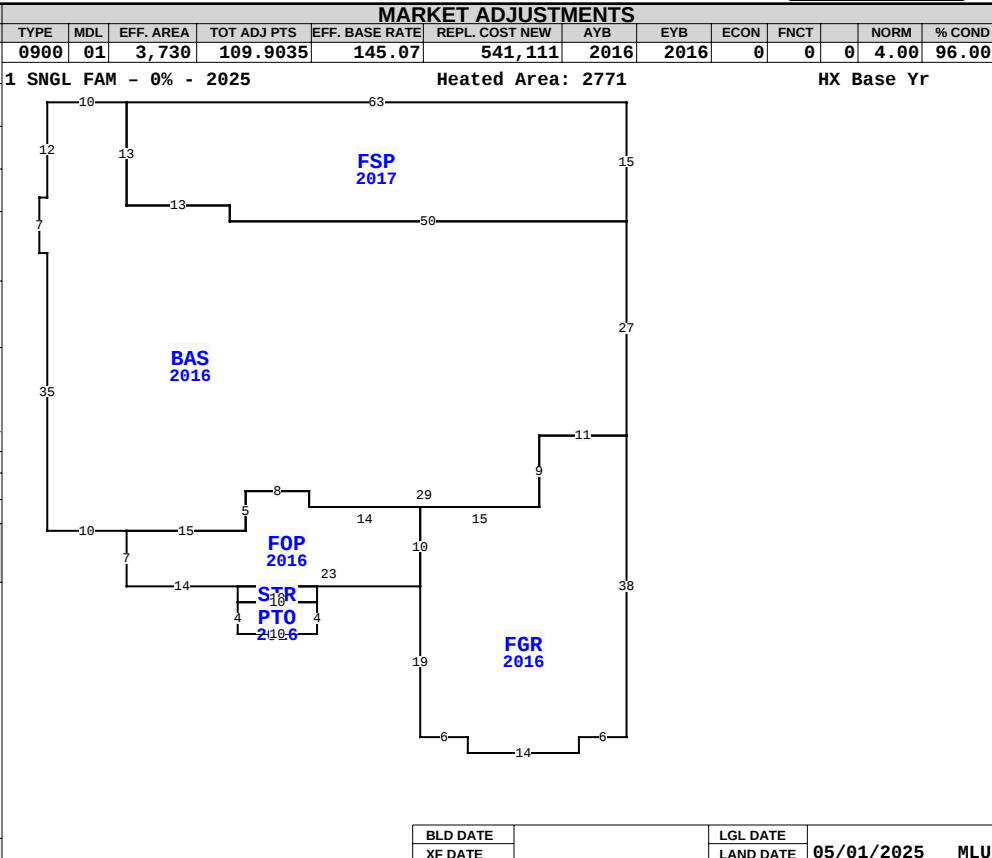
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,771	100	2016	2,771	385,909
FGR	881	55	2016	485	67,545
FOP	341	30	2016	102	14,205
FSP	919	40	2017	368	51,251
PTO	40	5	2016	2	278
STR	20	10	2016	2	278

TOTALS	4,972			3,730	519,467
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	3,395	
2	0810	CONCRETE A	0	0	0	0	226.00	SF	6.50	6.50	100	2016	2016	3	95	1,396	
3	0811	CONCRETE B	0	0	0	0	2,492.00	SF	5.20	5.20	100	2016	2016	3	95	12,310	
4	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	74	1,480	
5	0861	POOL GUNIT	0	0	28	14	392.00	SF	85.00	85.00	100	2017	2017	3	81	26,989	
6	0855	CONC PAVER	0	0	0	0	808.00	SF	10.00	10.00	100	2017	2017	3	96	7,757	
7	0911	SCRN RM A	0	0	48	25	1,200.00	SF	17.50	17.50	100	2017	2017	3	74	15,540	
8	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2018	2018	3	78	3,900	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



96049 CAPTAINS POINTE RD, YULEE	BLD DATE	LGL DATE	05/01/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF			72,767
L N	USE CODE	CLS	RES
1	000100	C	RES

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			519,467	
TOTAL MARKET OB/XF VALUE			72,767	
TOTAL LAND VALUE - MARKET			125,000	
TOTAL MARKET VALUE			717,234	
SOH/AGL Deduction			0	
ASSESSED VALUE			717,234	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			717,234	
TOTAL JUST VALUE			717,234	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			674,604	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704303	SCRN ROOM	0	05/16/2017
B1702243	SWIM POOL	46,505	03/20/2017
B1531492	C0 ISSUED	0	07/18/2016
B1531492	NEW CONSTR	382,370	12/02/2015

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2376/0986	7/15/2020	WD Q
GRANTOR: BERNHARD STEVEN C & P		
GRANTEE: BERGHOEFFER JOYCE L		
1980/1748	5/15/2015	WD Q
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\$.		