LOT 5
IN OR 2081/1154
CAPTAINS POINTE PB 7/109

HAYES BRENT A & MONICA L
96129 CAPTAINS POINTE RD
YULEE, FL 32097

**2025**

**45-3N-28-0240-0005-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

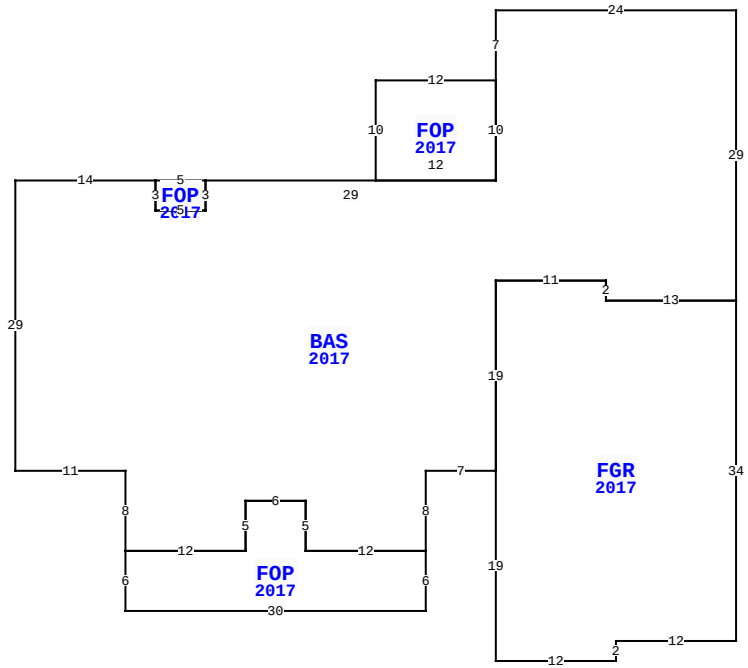
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,261 | 100 | 2017 | 2,261 | 315,159 |
| FGR | 862 | 55 | 2017 | 474 | 66,071 |
| FOP | 15 | 30 | 2017 | 4 | 558 |
| FOP | 120 | 30 | 2017 | 36 | 5,018 |
| FOP | 210 | 30 | 2017 | 63 | 8,781 |
| TOTALS | 3,468 | | | 2,838 | 395,586 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,838 | 108.8640 | 143.70 | 407,821 | 2017 | 2017 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SNGL FAM – 100% - 2018 Heated Area: 2261 HX Base Yr 2018




96129 CAPTAINS POINTE RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/01/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 395,586 |
| TOTAL MARKET OB/XF VALUE | | 5,762 |
| TOTAL LAND VALUE - MARKET | | 125,000 |
| TOTAL MARKET VALUE | | 526,348 |
| SOH/AGL Deduction | | 266,014 |
| ASSESSED VALUE | | 260,334 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 209,612 |
| TOTAL JUST VALUE | | 526,348 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 487,362 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1700050 | CO ISSUED | 0 | 06/08/2017 |
| B1700050 | NEW CONSTR | 301,334 | 01/10/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2081/1154 | 10/28/2016 | WD | Q | V | 01 | 55,000 |
| GRANTOR: PETTY DAVID & SUSAN | | | | | | |
| GRANTEE: HAYES BRENT A & MON | | | | | | |
| 1562/0351 | 4/21/2008 | WD | U | V | 23 | 81,000 |
| GRANTOR: SKIPPER CUSTOM BUILDE | | | | | | |
| GRANTEE: PETTY DAVID & SUSAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W24 S7 FOP=[YR=2017] W12 S10 E12 N10$ S10 W29 FOP=[YR=2017] W5 S3 E5 N3$ S3 W5 N3 W14 S29 E11 S8 FOP=[YR=2017] S6 E30 N6 W12 N5 W6 S5 W12$ E12 N5 E6 S5 E12 N8 E7 FGR=[YR=2017] S19 E12 N2 E12 N34 W13 N2 W11 S19$ N19 E11 S2 E13 N29$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 59 | 3 | 177.00 | SF | 6.50 | 6.50 | 100 | 2017 | 2017 | 3 | 96 | 1,104 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,213.00 | SF | 4.00 | 4.00 | 100 | 2017 | 2017 | 3 | 96 | 4,658 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,762

| 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 | RES | 100 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 125,000.00 | 125,000.00 | 125,000 | | | | | | | |

REVIEW DATE 09/20/2023 BY DJA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS