LOT 6
IN OR 2065/915
CAPTAINS POINTE PB 7/109

WOOD MICHAEL G & HEATHER E
96155 CAPTAINS POINTE RD
YULEE, FL 32097

2025

45-3N-28-0240-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

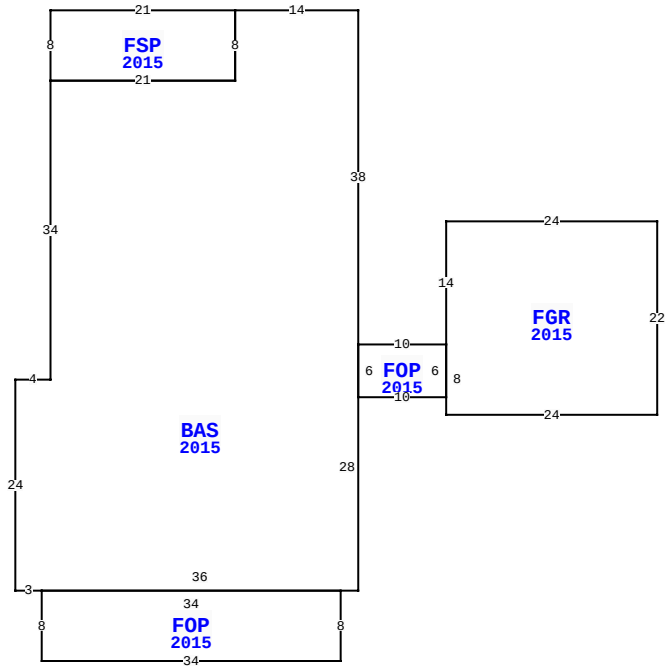
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,238	100	2015	2,238	348,763
FGR	528	55	2015	290	45,193
FOP	60	30	2015	18	2,805
FOP	272	30	2015	82	12,779
FSP	168	40	2015	67	10,441
TOTALS	3,266			2,695	419,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,695	122.9760	162.33	437,479	2015	2015	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2018 Heated Area: 2238 HX Base Yr 2018



96155 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		419,980
TOTAL MARKET OB/XF VALUE		20,112
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		565,092
SOH/AGL Deduction		248,193
ASSESSED VALUE		316,899
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		266,177
TOTAL JUST VALUE		565,092
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428289	CO ISSUED	0	07/06/2015
E1427218	NEW CONSTR	0	02/01/2014
B1428289	NEW CONSTR	285,737	02/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2065/0915	8/12/2016	WD	Q	I	01	303,000
GRANTOR: NORTON DEAN ALLEN						
GRANTEE: WOOD MICHAEL G & HE						
1924/1669	2/09/2014	QC	U	V	11	100
GRANTOR: BLAIR JANE KIMBERLY &						
GRANTEE: NORTON DEAN ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2015] W24 S14 FOP=[YR=2015] W10 BAS=[YR=2015] N38 W14 FSP=[YR=2015] W21 S8 E21 N8$ S8 W21 S34 W4 S24 E3 FOP=[YR=2015] S8 E34 N8 W34$ E36 N28$ S6 E10 N6$ S8 E24 N22$.

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	0	0	423.00	SF	10.00	10.00	100	2016	2016	3	95	4,019	
2	0855	CONC PAVER	0	100	0	0	1,694.00	SF	10.00	10.00	100	2016	2016	3	95	16,093	

LAND DESCRIPTION

TOTAL OB/XF 20,112

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 01/19/2023 BY DJA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS