LOT 8
CAPTAINS POINTE PB 7/109

GUINN RICKY E & MICHELLE D
96209 CAPTAINS POINTE RD
YULEE, FL 32097

2025

45-3N-28-0240-0008-0000

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	13	LVT/LAMNT 100
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
Quality	04	Quality Level 04

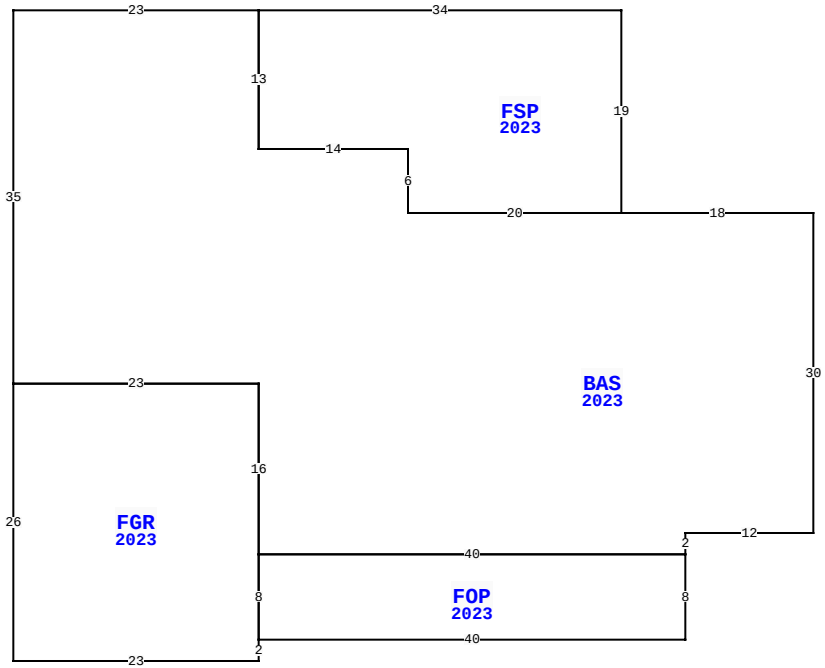
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,529	100	2023	2,529	354,718
FGR	598	55	2023	329	46,146
FOP	320	30	2023	96	13,465
FSP	562	40	2023	225	31,559
TOTALS	4,009			3,179	445,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,179	106.2600	140.26	445,887	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2529 HX Base Yr 2024



96209 CAPTAINS POINTE RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		445,887
TOTAL MARKET OB/XF VALUE		9,788
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		580,675
SOH/AGL Deduction		217,414
ASSESSED VALUE		363,261
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		312,539
TOTAL JUST VALUE		580,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		537,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001446	CO ISSUED	0	02/02/2023
22012531	NEW CONSTR	428,630	08/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2530/1446	1/18/2022	WD	Q	V	01	128,500
GRANTOR: BOLTREK LINDA LEE &						
GRANTEE: GUINN RICKY EDWARD						
2503/0892	10/06/2021	WD	Q	V	01	120,000
GRANTOR: BERNHARD STEVE & PHYL						
GRANTEE: BOLTREK LINDA LEE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,20] W18 W20 N6 W14 N13 W23 S35 E23 S16 E40 N2 E12 N30 $
FSP=[YR=2023;ORIG=38,1] E34 S19 W20 N6 W14 N13 $
FGR=[YR=2023;ORIG=15,36] E23 S16 S8 S2 W23 N26 $
FOP=[YR=2023;ORIG=38,52] E40 S8 W40 N8 $
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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	0812	CONCRETE C	0	100	0	0	1,610.00	SF	4.00	4.00	100	2023	2023		100	6,440	
2	0810	CONCRETE A	0	100	0	0	192.00	SF	6.50	6.50	100	2023	2023		100	1,248	
3	0855	CONC PAVER	0	100	0	0	96.00	SF	10.00	10.00	100	2023	2023		100	960	
4	0476	VF 6 SBPL	0	100	0	0	36.00	LF	32.00	32.00	100	2023	2023		99	1,140	

LAND DESCRIPTION

TOTAL OB/XF 9,788

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	000134	C	RES POND	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 06/23/2023 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS