LOT 10
IN OR 2631/1799
CAPTAINS POINTE PB 7/109 &

STUBBS SANDRA L/E ET AL/
96277 CAPTAINS POINTE ROAD
YULEE, FL 32097

**2025**

**45-3N-28-0240-0010-0000**

## BUILDING CHARACTERISTICS

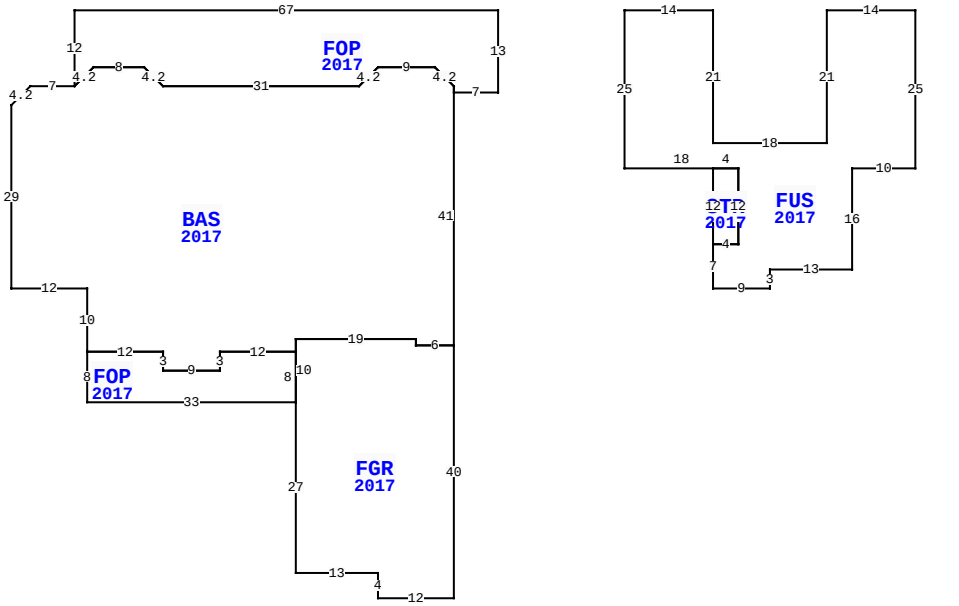
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 4.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 2,868 | 100 | 2017 | 2,868 | 461,221 |
| FGR | 967 | 55 | 2017 | 532 | 85,554 |
| FOP | 237 | 30 | 2017 | 71 | 11,418 |
| FOP | 742 | 30 | 2017 | 223 | 35,862 |
| FUS | 1,103 | 100 | 2017 | 1,103 | 177,380 |
| STR | 48 | 10 | 2017 | 5 | 804 |
| TOTALS | 5,965 | | | 4,802 | 772,240 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 4,802 | 104.9286 | 165.79 | 796,124 | 2017 | 2017 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SFR CUST – 100% - 2018 Heated Area: 3971 HX Base Yr 2018




96277 CAPTAINS POINTE RD, YULEE

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 772,240 |
| TOTAL MARKET OB/XF VALUE | | 144,057 |
| TOTAL LAND VALUE - MARKET | | 450,025 |
| TOTAL MARKET VALUE | | 1,366,322 |
| SOH/AGL Deduction | | 631,227 |
| ASSESSED VALUE | | 735,095 |
| TOTAL EXEMPTION VALUE | HX HB WR | 55,722 |
| BASE TAXABLE VALUE | | 679,373 |
| TOTAL JUST VALUE | | 1,366,322 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,187,368 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1633211 | CO ISSUED | 0 | 09/28/2017 |
| B1701754 | SCRN ENCLSRE | 23,001 | 04/01/2017 |
| B1701035 | SWIM POOL | 45,350 | 03/01/2017 |
| B1633211 | NEW CONSTR | 514,704 | 10/14/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2631/1799 | 3/22/2023 | QC | U | I | 11 | 100 |
| GRANTOR: STUBBS SANDRA | | | | | | |
| GRANTEE: STUBBS SANDRA REVOC | | | | | | |
| 2023/1563 | 1/15/2016 | WD | Q | I | 05 | 275,000 |
| GRANTOR: BUNNELL D W TRUSTEE | | | | | | |
| GRANTEE: MANGOLD ROBERT W & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2017] W67 S12 BAS=[YR=2017] W7 L3 D3 S29 E12 S10
FOP=[YR=2017] S8 E33 FGR=[YR=2017] S27 E13 S4 E12 N40 W6 N1
W19 S10$ N8 W12 S3 W9 N3 W12$ E12 S3 E9 N3 E12 N2 E19 S1 E6
N41 L3 U3 W9 D3 L3 W31 U3 L3 W8 D3 L3 $ R3 U3 E8
D3 R3 E31 U3 R3 E9 D3 R3 S1 E7 N13$ PTR= E20
FUS=[YR=2017] E14 S21 E18 N21 E14 S25 W10 S16 W13 S3 W9 N7
STR=[YR=2017] N12 E4 S12 W4$ E4 N12 W18 N25$ W20$.

## 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 | 100 | 0 | 0 | 1,845.00 | SF | 40.00 | 40.00 | 100 | 2009 | 2009 | 3 | 52 | 38,376 | |
| 2 | 0303 | FLT DOCK W | 0 | 100 | 20 | 10 | 200.00 | SF | 26.00 | 26.00 | 100 | 2009 | 2009 | 3 | 52 | 2,704 | |
| 3 | 0311 | WD GANG WY | 0 | 100 | 0 | 0 | 16.00 | SF | 45.00 | 45.00 | 100 | 2009 | 2009 | 3 | 35 | 252 | |
| 4 | 0317 | DCK PLNG W | 0 | 100 | 0 | 0 | 2.00 | UT | 1,000.00 | 1,000.00 | 100 | 2009 | 2009 | 3 | 35 | 700 | |
| 5 | 0323 | BOAT LFT H | 0 | 100 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 2009 | 2009 | 3 | 35 | 875 | |
| 6 | 0305 | BOAT HOUS | 0 | 100 | 32 | 12 | 384.00 | UT | 11.45 | 11.45 | 100 | 2009 | 2009 | 3 | 100 | 4,397 | |
| 7 | 0350 | CARPORT WD | 0 | 100 | 15 | 15 | 225.00 | SF | 13.00 | 13.00 | 100 | 2009 | 2009 | 3 | 35 | 1,024 | |
| 8 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 308.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 96 | 2,957 | |
| 9 | 0855 | CONC PAVER | 0 | 100 | 137 | 16 | 2,192.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 96 | 21,043 | |
| 10 | 0092 | AUTO GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2017 | 2017 | 3 | 74 | 2,590 | |

TOTAL OB/XF 74,918

## LAND DESCRIPTION

| 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 | 000131 | C | RES CREEK | 100 | | RSF-1 | 100.00 | 188.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 4,500.00 | 4,500.00 | 450,000 | | | | | | | |
| 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 03/22/2022 BY KWA Total Acres: 0.00 Total Land Value: 450,025 Market: 0 Agricultural: 0 Common: 450,025 PRINTED 07/30/2025 BY SYS

LOT 10
IN OR 2631/1799
CAPTAINS POINTE PB 7/109 &

STUBBS SANDRA L/E ET AL/
96277 CAPTAINS POINTE ROAD
YULEE, FL 32097

**2025**

**45-3N-28-0240-0010-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| 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 |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

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| PREVIOUS YEAR MKT VALUE | | 1,187,368 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2631/1799 | 3/22/2023 | QC | U | I | 11 | 100 |
| GRANTOR: STUBBS SANDRA | | | | | | |
| GRANTEE: STUBBS SANDRA REVOC | | | | | | |
| 2023/1563 | 1/15/2016 | WD | Q | I | 05 | 275,000 |
| GRANTOR: BUNNELL D W TRUSTEE | | | | | | |
| GRANTEE: MANGOLD ROBERT W & | | | | | | |

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

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0465 | FNC GT 15' | 0 | 100 | 0 | 0 | 1.00 | UT | 450.00 | 450.00 | 100 | 2017 | 2017 | 3 | 90 | 405 | |
| 12 | 0462 | ST/AL FNC | 0 | 100 | 594 | 0 | 2,970.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 81 | 24,057 | |
| 13 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2017 | 2017 | 3 | 97 | 1,940 | |
| 14 | 0600 | SUMMER KIT | 0 | 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2017 | 2017 | 3 | 74 | 3,700 | |
| 15 | 0871 | POOL HTR R | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2017 | 2017 | 3 | 74 | 1,480 | |
| 16 | 0861 | POOL GUNIT | 0 | 100 | 18 | 10 | 180.00 | SF | 85.00 | 85.00 | 100 | 2017 | 2017 | 3 | 81 | 12,393 | |
| 17 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 753.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 96 | 7,229 | |
| 18 | 0911 | SCRN RM A | 0 | 100 | 67 | 15 | 1,005.00 | SF | 17.50 | 17.50 | 100 | 2017 | 2017 | 3 | 74 | 13,015 | |
| 19 | 0855 | CONC PAVER | 1 | 100 | 0 | 0 | 492.00 | SF | 10.00 | 10.00 | 100 | 2023 | 2023 | | 100 | 4,920 | |

TOTAL OB/XF 69,139

### LAND DESCRIPTION

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 03/22/2022 BY KWA Total Acres: 0.00 Total Land Value: 450,025 Market: 0 Agricultural: 0 Common: 450,025 PRINTED 07/30/2025 BY SYS