

LOT 11 &
PARCEL 13-7 SEC 38
CAPTAINS POINTE PB 7/109

PRATT BERNARD & SARAH
96278 CAPTAINS POINTE RD
YULEE, FL 32097

2025

45-3N-28-0240-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		6.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		1 100

Quality 03 Quality Level 03

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	2,166	100	2025	2,166	367,700
FGR	1,060	55	2025	583	98,970
FOP	210	30	2025	63	10,695
FOP	210	30	2025	63	10,695
FOP	666	30	2025	200	33,952
FST	52	55	2025	29	4,923
FUS	2,167	100	2025	2,167	367,870
STR	56	10	2025	6	1,019
UOP	130	20	2025	26	4,414
UOP	196	20	2025	39	6,621
TOTALS	6,913			5,342	906,858

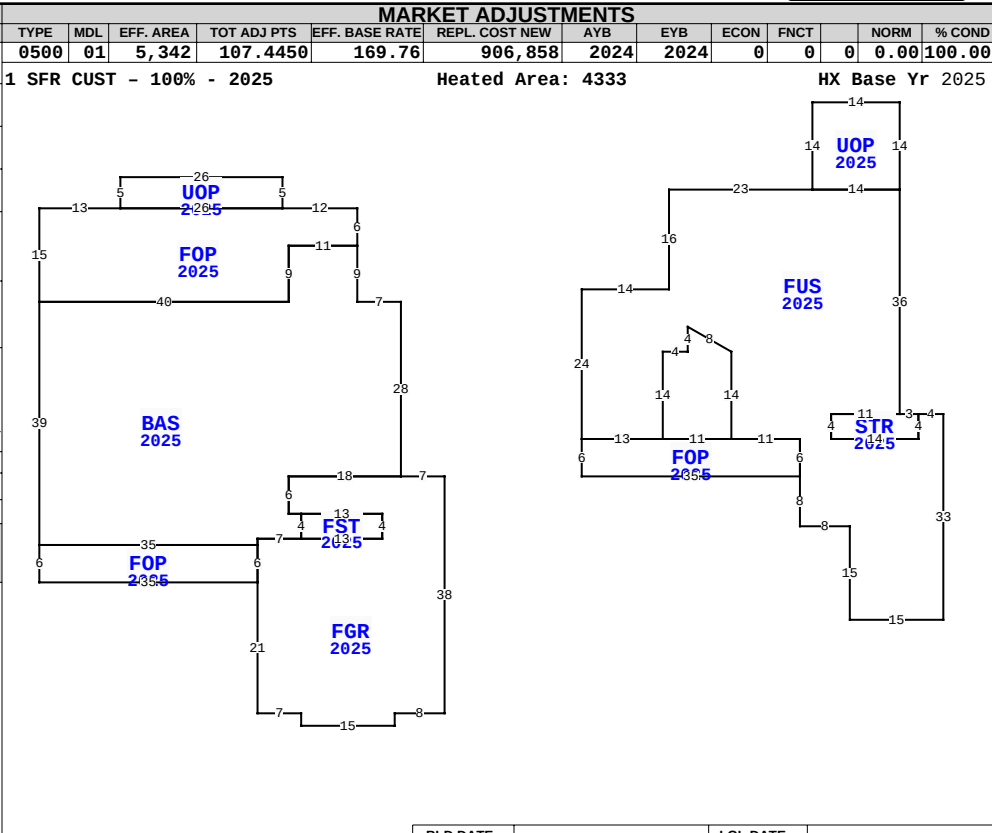
EXTRA FEATURES

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	0300	BOAT DCK W	0	100	0	0	1,948.00	SF	40.00	40.00	100	2023	2022		98	76,362	
2	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		97	1,455	
3	0350	CARPORT WD	0	100	16	12	192.00	SF	13.00	13.00	100	2023	2023		97	2,421	
4	0310	AL GANG WY	0	100	0	0	15.00	LF	115.00	115.00	100	2025	2024		100	1,725	
5	0303	FLT DOCK W	0	100	10	10	100.00	SF	26.00	26.00	100	2025	2024		100	2,600	
6	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2025	2024		100	2,000	
7	0811	CONCRETE B	0	100	0	0	1,826.00	SF	5.20	5.20	100	2025	2024		100	9,495	
8	0462	ST/AL FNC	0	100	0	0	528.00	SF	10.00	10.00	100	2025	2024		100	5,280	
9	0463	FENCE GATE	0	100	0	0	4.00	UT	300.00	300.00	100	2025	2024		100	1,200	
10	0861	POOL GUNIT	0	100	0	0	508.00	SF	85.00	85.00	100	2025	2024		100	43,180	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1100.00	220.00	100.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	450,000							
2	009500	C	SUBMERGED	100		RSF	1 0.00	0.00	1.00	UT		1.00	1.00	1.00	25.00	25.00	25							

REVIEW DATE 12/19/2024 BY NW



96278 CAPTAINS POINTE RD, YULEE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/01/2025	MLU
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TOTAL OB/XF 145,718

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2	009500	C	SUBMERGED	100		RSF	1 0.00	0.00	1.00	UT		1.00	1.00	1.00	25.00	25.00	25							

Total Acres: 0.00 Total Land Value: 450,025 Market: 0 Agricultural: 0 Common: 450,025

NASSAU COUNTY PROPERTY PAGE 1 of 2 4

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		906,858
TOTAL MARKET OB/XF VALUE		171,248
TOTAL LAND VALUE - MARKET		450,025
TOTAL MARKET VALUE		1,528,131
SOH/AGL Deduction		162,461
ASSESSED VALUE		1,365,670
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,314,948
TOTAL JUST VALUE		1,528,131
NCON VALUE		997,868
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240010846	CO ISSUED	0	09/20/2024
SP240000763	IN GROUND SWIMMIN	64,870	01/22/2024
B240000764	ADDING OUTDOOR KI	15,019	01/22/2024
B230009514	H4235	827,810	07/25/2023
B22-	BOAT DOCK	0	03/01/2022

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BUILDING NOTES						
BAS=[YR=2025;ORIG=3,19] E40 N9 E11 S9 E7 S28 W18 S6 E2 S4 W7 S1 W35 N39 \$						
FOP=[YR=2025;ORIG=3,19] E40 N9 E11 N6 W12 W26 W13 S15 \$						
UOP=[YR=2025;ORIG=16,4] E26 N5 W26 S5 \$						
FOP=[YR=2025;ORIG=3,58] E35 S6 W35 N6 \$						
FST=[YR=2025;ORIG=45,53] E13 S4 W13 N4 \$						
FGR=[YR=2025;ORIG=38,57] E7 E13 N4 W13 W2 N6 E18 E7 S38 W8 S2 W15 N2 W7 N21 N6 N1 \$						
FUS=[YR=2025;ORIG=90,17] E14 N16 E23 E14 S36 W11 S4 E14 N4 E4 S33 W15 N15 W8 N8 N6 W11 N14 U4L7 S4 W4 S14 W13 N24 \$						
STR=[YR=2025;ORIG=130,37] E11 E3 S4 W14 N4 \$						
FOP=[YR=2025;ORIG=90,41] E13 E11 E11 S6 W35 N6 \$						

BUILDING DIMENSIONS						
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BAS=[YR=2025;ORIG=3,19] E40 N9 E11 S9 E7 S28 W18 S6 E2 S4 W7 S1 W35 N39 \$
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