

ROHE CHRISTOPHER W
96270 CAPTAINS POINTE RD
YULEE, FL 32097

45-3N-28-0240-0012-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4					
VALUATION SUMMARY																	
VALUATION BY								STANDARD									
Tax Group: 4								Tax Dist:									
BUILDING MARKET VALUE								829,706									
TOTAL MARKET OB/XF VALUE								94,117									
TOTAL LAND VALUE - MARKET								477,000									
TOTAL MARKET VALUE								1,400,823									
SOH/AGL Deduction								551,470									
ASSESSED VALUE								849,353									
TOTAL EXEMPTION VALUE								HX HB		50,722							
BASE TAXABLE VALUE								798,631									
TOTAL JUST VALUE								1,400,823									
NCON VALUE								0									
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE								1,399,026									
PERMIT NUM				DESCRIPTION				AMT				ISSUED					
E19946				ELEC OTHER				500				09/01/2007					
R10608				REPAIR/RRF				3,000				08/01/2007					
B20349				ADDITION				17,424				08/01/2007					
P12659				OTHER				0				08/01/2007					
B20100				SWIM POOL				50,000				06/01/2007					
E17620				ELEC OTHER				5,500				07/01/2006					
SALES DATA																	
OFF RECORD Number			DATE		TYPE INST		Q U		V I		RSN CD		SALE PRICE				
2376/0186			7/13/2020		WD		Q		I		02		825,000				
GRANTOR: CFAI SPECIAL ASSETS L																	
GRANTEE: ROHE CHRISTOPHER W																	
2344/0363			10/28/2019		QC		U		I		11		100				
GRANTOR: LENDINGHOME FUNDING C																	
GRANTEE: CFAI SPECIAL ASSETS																	
BUILDING NOTES																	
BUILDING DIMENSIONS																	
BAS=[YR=2007] W22 FOP=[YR=2007] W10 S9 W17 N9 W20 S6 E14 S10 D6 R6 U2 R8 E1 D2 R8 E1 U9 R9 N13 S \$13 D9 L9 W1 U2 L8 W1 L8 D2 U6 L6 N10 W14 S60 E9 N3 E3 S1 D4 R4 W1 U4 R4 STR=[YR=2007] E8 N5 FOP=[YR=2007] N6 W8 S6 E8\$ W8 S5\$ N11 E9 D2 R2 E6 R2 U2 E1 FGR=[YR=2007] S17 E10 S6 E9 N15 E3 N22 W16 S2 W6 S12\$ N12 E6 N2 E16 N9 E2 N30 S PTR= E25 FUS=[YR=2007] E6 N1 E6 S1 E5 N27 BAL=[YR=2007] N9 E11 S9 W11\$ E11 S4 D13 R13 STR=[YR=2007] E9 S3 W9 N3\$ S3 E9 S15 W2 S22 W11 N2 W8 N11 W4 D2 L2 BAL=[YR=2007] S2 W6 N2 E6\$ W6 U2 L2 W1 N12 W10 STR=[YR=2007] S5 E3 S5 W8 N10 E5\$ W4 N5\$ W25 S PTR= N40 FDU=[YR=2007] N8 W6 UCB=[YR=2007] W12 S20 E12 N20 S \$8 E6 S \$40 \$.																	
LAND ALUE		OTHER ADJUSTMENTS AND NOTES				YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
477,000																	
Common: 477,000 PRINTED 07/30/2025 BY SYS																	