LOT 14
CAPTAINS POINTE PB 7/109

WELKER RON & CATHY
96182 CAPTAINS POINTE RD
YULEE, FL 32097

2025

45-3N-28-0240-0014-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

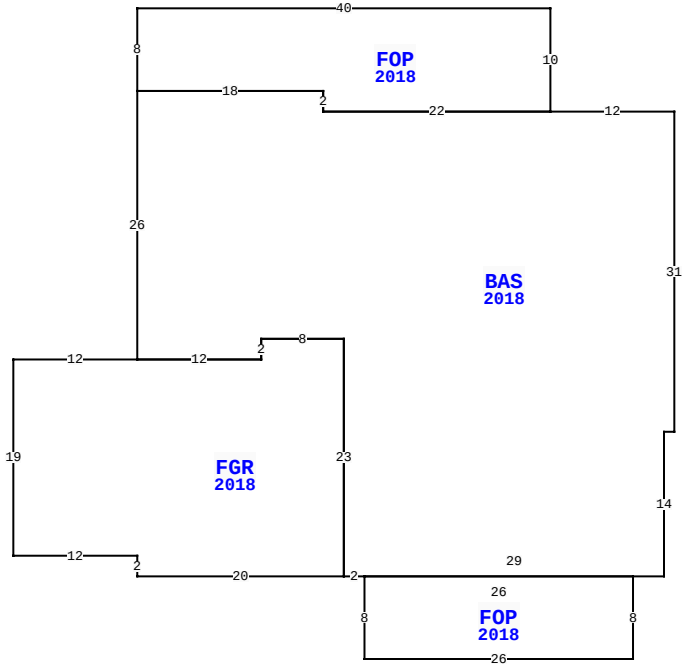
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,926	100	2018	1,926	309,827
FGR	664	55	2018	365	58,715
FOP	208	30	2018	62	9,973
FOP	364	30	2018	109	17,534
TOTALS	3,162			2,462	396,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,462	124.9920	164.99	406,205	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2022 Heated Area: 1926 HX Base Yr 2022



96182 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		396,050
TOTAL MARKET OB/XF VALUE		17,757
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		538,807
SOH/AGL Deduction		105,281
ASSESSED VALUE		433,526
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		377,804
TOTAL JUST VALUE		538,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806566	CO ISSUED	0	11/02/2018
B1806566	NEW CONSTR	275,144	06/25/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2488/0504	8/17/2021	WD	Q	I	02	446,000
GRANTOR: STARRATT LARY V JR &						
GRANTEE: WELKER RON & CATHY						
2200/0143	5/30/2018	WD	Q	V	01	67,000
GRANTOR: RODRIGUEZ MIGUEL A						
GRANTEE: STARRATT LARY V JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 FOP=[YR=2018] N10 W40 S8 E18 S2 E22$ W22 N2 W18 S26 FGR=[YR=2018] W12 S19 E12 S2 E20 N23 W8 S2 W12$ E12 N2 E8 S23 E2 FOP=[YR=2018] S8 E26 N8 W26$ E29 N14 E1 N31$.

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	22	4	88.00	SF	10.00	10.00	100	2018	2018	3	97	854	
2	0855	CONC PAVER	0	100	0	0	1,575.00	SF	10.00	10.00	100	2018	2018	3	97	15,278	
3	0810	CONCRETE A	0	100	0	0	250.00	SF	6.50	6.50	100	2024	2023		100	1,625	

LAND DESCRIPTION

TOTAL OB/XF 17,757

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 06/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS