LOT 15
CAPTAINS POINTE PB 7/109

BEAUMONT TRUST/GRUNDA JOSEPH C TRUSTEE
96156 CAPTAINS POINTE RD
YULEE, FL 32097

2025

45-3N-28-0240-0015-0000

BUILDING CHARACTERISTICS

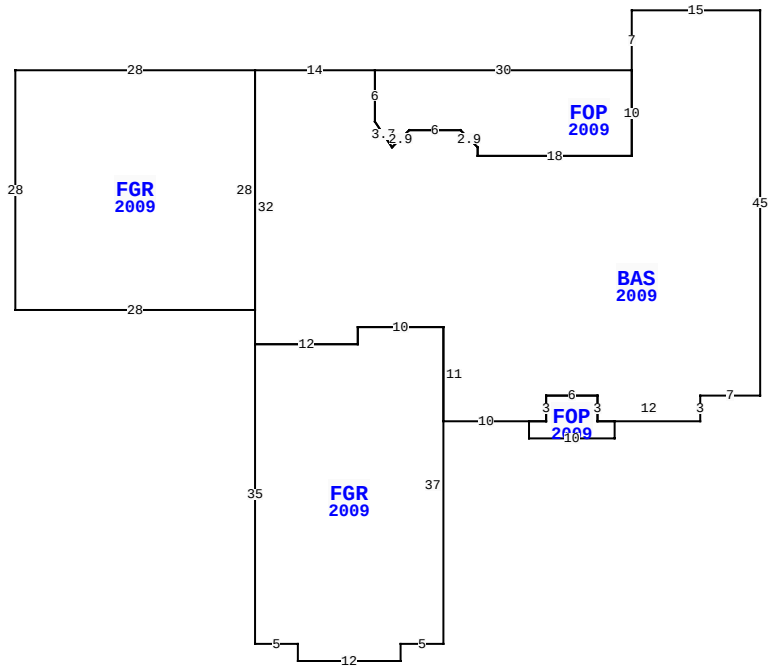
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1,998	100	2009	1,998	269,441
FGR	784	55	2009	431	58,122
FGR	814	55	2009	448	60,415
FOP	38	30	2009	11	1,484
FOP	269	30	2009	81	10,923
TOTALS	3,903			2,969	400,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,969	110.4453	145.79	432,851	2009	2009	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2010 Heated Area: 1998 HX Base Yr 2010



BLD DATE	09/21/2009	RK	LGL DATE	
XF DATE			LAND DATE	05/01/2025 MLU
INC DATE			AG DATE	

96156 CAPTAINS POINTE RD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		400,387
TOTAL MARKET OB/XF VALUE		31,411
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		556,798
SOH/AGL Deduction		327,422
ASSESSED VALUE		229,376
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		178,654
TOTAL JUST VALUE		556,798
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21949	CO ISSUED	0	06/18/2009
M14284	MECH OTHER	0	12/01/2008
E21340	NEW CONSTR	8,000	10/01/2008
P13505	NEW CONSTR	0	10/01/2008
R11571	REPAIR/RRF	4,500	10/01/2008
B21949	NEW CONSTR	258,324	10/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2657/413	7/20/2023	WD	U	I	11	100
GRANTOR: GRUNDA JOSEPH C & NAN						
GRANTEE: BEAUMONT TRUST						
1402/1069	4/07/2006	WD	U	V	16	140,000
GRANTOR: ADAMS HERBERT R & GLO						
GRANTEE: GRUNDA JOSEPH C & N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W15 S7 FOP=[YR=2009] W30 S6 D3 R2 U2 R2 E6 D2 R2 S1 E18 N10 $ S10 W18 N1 U2 L2 W6 D2 L2 U3 L2 N6 W14 FGR=[YR=2009] W28 S28 E28 N28 $ S32 FGR=[YR=2009] S35 E5 S2 E12 N2 E5 N37 W10 S2 W12 $ E12 N2 E10 S11 E10 FOP=[YR=2009] S2 E10 N2 W2 N3 W6 S3 W2 $ E2 N3 E6 S3 E12 N3 E7 N45 $.

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	2,971.00	SF	4.00	4.00	100	2009	2009	3	89	10,577	
2	0861	POOL GUNIT	0	100	0	0	375.00	SF	85.00	85.00	100	2009	2009	3	52	16,575	
3	0845	KOOL DECK	0	100	0	0	660.00	SF	7.25	7.25	100	2009	2009	3	89	4,259	

LAND DESCRIPTION

TOTAL OB/XF 31,411

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 02/14/2023 BY NWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS