

LOT 17
IN OR 1596/764
CAPTAINS POINTE PB 7/109

ROBERTSON JOSEPH M & JUDY
96102 CAPTAINS POINTE ROAD
YULEE, FL 32097

2025

45-3N-28-0240-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

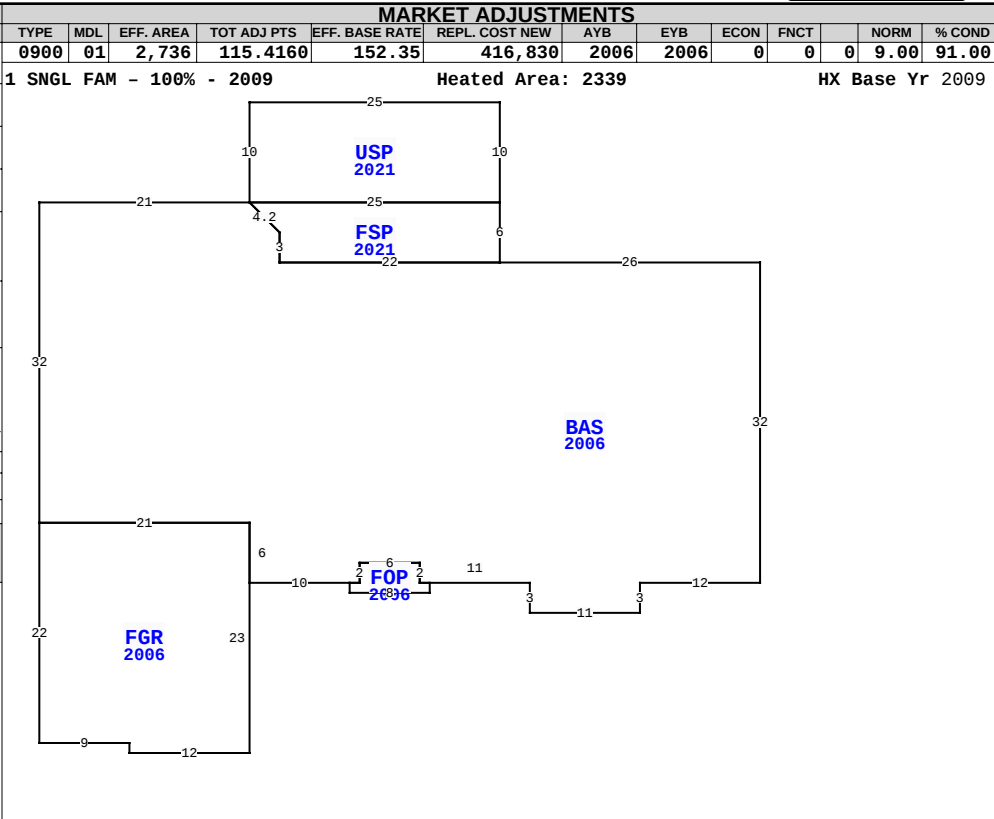
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

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	2,339	100	2006	2,339	324,276
FGR	474	55	2006	261	36,184
FOP	20	30	2006	6	832
FSP	137	40	2021	55	7,625
USP	250	30	2021	75	10,398

TOTALS	3,220			2,736	379,315
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,990.00	SF	4.00
2	0855	CONC PAVER	0	100	0	0	348.00	SF	10.00
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00



96102 CAPTAINS POINTE RD, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/01/2025
	INC DATE		AG DATE	MLU

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	0812	CONCRETE C	0	100	0	0	1,990.00	SF	4.00	4.00	100	2006	2006	3	86	6,846	
2	0855	CONC PAVER	0	100	0	0	348.00	SF	10.00	10.00	100	2009	2009	3	89	3,097	
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2012	2012	3	50	2,880	

LAND DESCRIPTION										TOTAL OB/XF										12,823	
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				
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000				

NASSAU COUNTY PROPERTY										PAGE 1 of 2		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 4		
BUILDING MARKET VALUE										392,733		
TOTAL MARKET OB/XF VALUE										12,823		
TOTAL LAND VALUE - MARKET										125,000		
TOTAL MARKET VALUE										530,556		
SOH/AGL Deduction										303,833		
ASSESSED VALUE										226,723		
TOTAL EXEMPTION VALUE										50,722		
BASE TAXABLE VALUE										176,001		
TOTAL JUST VALUE										530,556		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										492,409		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001821	ROOF	25,870	02/02/2022
B2012646	REAR USP	10,500	12/16/2020
M1217652	H/AC	0	10/01/2012
B22200	REMODEL	2,500	01/01/2009
R11717	REPAIR/RRF	1,400	01/01/2009
C15799	CO ISSUED	0	12/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1596/0764	12/09/2008	WD	Q	I	05	239,000	
GRANTOR: AVELO MORTGAGE LLC							
GRANTEE: ROBERTSON JOSEPH M							
1566/0149	5/12/2008	CT	U	I	14	100	
GRANTOR: CLERK OF COURT							
GRANTEE: AVELO MORTGAGE LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W26 FSP=[YR=2021] N6 USP=[YR=2021] N10W25S10E25\$ W25 D3 R3 S3 E22\$ W22 N3 U3 L3 W21 S32 FGR=[YR=2006] S22 E9 S1 E12N23 W21\$ E21 S6 E10 FOP=[YR=2006] S1 E8 N1 W1 N2 W6 S2 W1\$ E1 N2E6 S2 E11 S3 E11 N3 E12 N32\$.									

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