LOT 1
CAPTAINS POINTE PB 7/109

VERA ENRIQUE J & STEPHANIE S
96023 CAPTAINS POINTE RD
YULEE, FL 32097

2026

45-3N-28-0240-0001-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

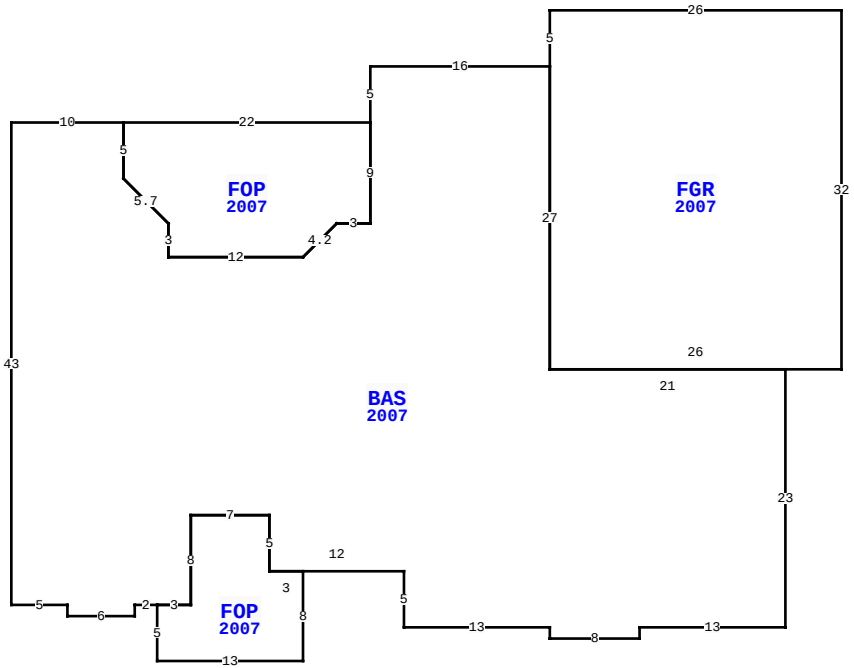
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,345	100	2007	2,345	276,027
FGR	832	55	2007	458	53,910
FOP	130	30	2007	39	4,591
FOP	231	30	2007	69	8,122
TOTALS	3,538			2,911	342,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,911	93.0600	129.35	376,538	2007	2007	0	0	0	9.00	91.00

1 SNGL FAM 100% - 2024 Heated Area: 2345 HX Base Yr 2024



96023 CAPTAINS POINTE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		342,650
TOTAL MARKET OB/XF VALUE		54,020
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		521,670
SOH/AGL Deduction		7,984
ASSESSED VALUE		513,686
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		462,275
TOTAL JUST VALUE		521,670
NCON VALUE		11,520
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		511,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002893	SCREEN ENCLOSURE	18,800	03/20/2025
B19860	SWIM POOL	30,000	05/01/2007
P12004	OTHER	0	01/01/2007
M11807	MECH OTHER	0	07/01/2006
E17152	ELEC OTHER	0	04/01/2006
P11011	OTHER	0	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2630/1005	4/07/2023	WD	Q	I	01	490,000
GRANTOR: OP GOLD LLC						
GRANTEE: VERA ENRIQUE J & ST						
2550/0936	3/25/2022	WD	Q	I	01	640,000
GRANTOR: TOMASINI BRENDA & RUS						
GRANTEE: OP GOLD LLC						

BUILDING NOTES

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2007	2007	04	85	42,500	
4	0911	SCRN RM A	0	100	32	20	640.00	SF	18.00	18.00	100	2026	2025		100	11,520	

BUILDING DIMENSIONS

FGR=[YR=2007] W26 S5 BAS=[YR=2007] W16 S5 FOP=[YR=2007] W22 S5 D4 R4 S3 E12 U3 R3 E3 N9 $ S9 W3 D3 L3 W12 N3 L4 U4 N5 W10 S43 E5 S1 E6 N1 E2 FOP=[YR=2007] S5 E13 N8 W3 N5 W7 S8 W3 $ E3 N8 E7 S5 E12 S5 E13 S1 E8 N1 E13 N23 W21 N27 $ S27 E26 N32 $.

LAND DESCRIPTION

TOTAL OB/XF 54,020

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS