LOT 3
IN OR 1758/1555
CAPTAINS POINTE PB 7/109

GINGERY MATTHEW J & TERRI E
105 N 5TH ST
WATERVILLE, OH 43566

2026

45-3N-28-0240-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

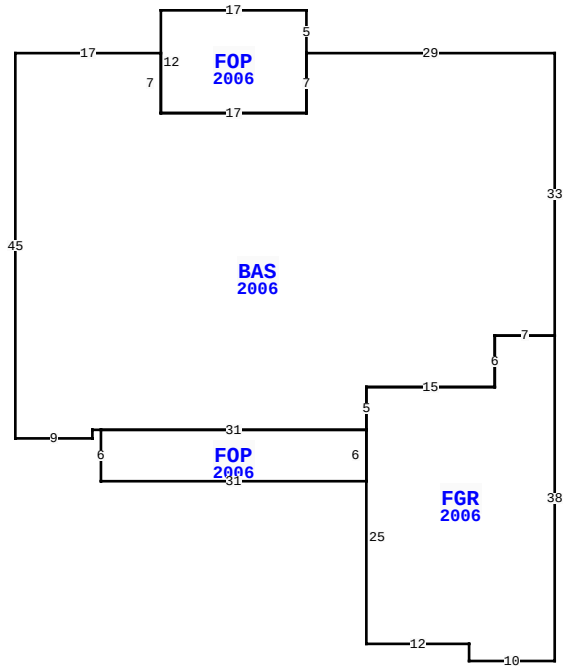
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,510	100	2006	2,510	290,645
FGR	722	55	2006	397	45,971
FOP	186	30	2006	56	6,485
FOP	204	30	2006	61	7,063
TOTALS	3,622			3,024	350,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,024	91.8252	127.64	385,983	2006	2006	0	0	0	9.28	90.72

1 SNGL FAM 0% - 0 Heated Area: 2510 HX Base Yr



BLD DATE	06/20/2007 RK	LGL DATE	05/01/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

96075 CAPTAINS POINTE RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	350,164
TOTAL MARKET OB/XF VALUE	3,080
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	478,244
SOH/AGL Deduction	18,267
ASSESSED VALUE	459,977
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	459,977
TOTAL JUST VALUE	478,244
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	526,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17263	ELEC OTHER	2,000	05/01/2006
M11479	MECH OTHER	0	05/01/2006
P10822	OTHER	0	03/01/2006
C17059	CO ISSUED	0	01/01/2006
R08870	REPAIR/RRF	7,750	01/01/2006
B17059	NEW CONSTR	266,000	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1758/1555	9/28/2011	WD	U	I	11	211,000
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: GINGERY MATTHEW J &						
1744/0747	5/27/2011	WD	U	I	12	478,800
GRANTOR: KARLEN CUSTOM HOMES I						
GRANTEE: BRANCH BANKING & TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W29 FOP=[YR=2006] N5 W17 S12 E17 N7$ S7 W17 N7 W17 S45 E9 N1 E1 FOP=[YR=2006] S6 E31 N6 W31$ E31FGR=[YR=2006] S25 E12 S2 E10 N38 W7 S6 W15 S5 $ N5 E15 N6 E7 N33$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	0		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 07/09/2026 BY SYS