LOT 5
IN OR 2081/1154
CAPTAINS POINTE PB 7/109

HAYES BRENT A & MONICA L
96129 CAPTAINS POINTE RD
YULEE, FL 32097

2026

45-3N-28-0240-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

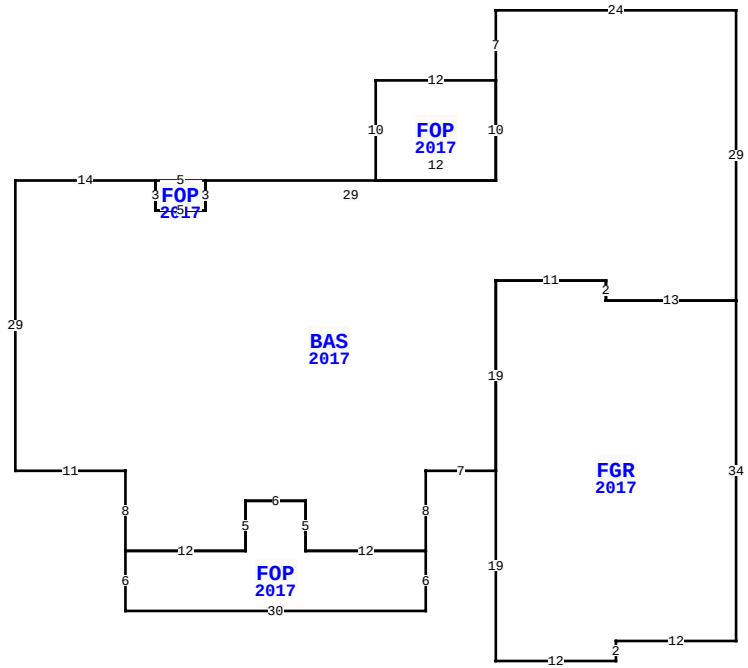
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,261	100	2017	2,261	282,988
FGR	862	55	2017	474	59,326
FOP	15	30	2017	4	501
FOP	120	30	2017	36	4,506
FOP	210	30	2017	63	7,885
TOTALS	3,468			2,838	355,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,838	93.3120	129.70	368,089	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM 100% - 2018 Heated Area: 2261 HX Base Yr 2018



96129 CAPTAINS POINTE RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		355,206
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		480,206
SOH/AGL Deduction		212,843
ASSESSED VALUE		267,363
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		215,952
TOTAL JUST VALUE		480,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		526,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1700050	CO ISSUED	0	06/08/2017
B1700050	NEW CONSTR	301,334	01/10/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2081/1154	10/28/2016	WD	Q	V	01	55,000
GRANTOR: PETTY DAVID & SUSAN						
GRANTEE: HAYES BRENT A & MON						
1562/0351	4/21/2008	WD	U	V	23	81,000
GRANTOR: SKIPPER CUSTOM BUILDE						
GRANTEE: PETTY DAVID & SUSAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W24 S7 FOP=[YR=2017] W12 S10 E12 N10$ S10 W29 FOP=[YR=2017] W5 S3 E5 N3$ S3 W5 N3 W14 S29 E11 S8 FOP=[YR=2017] S6 E30 N6 W12 N5 W6 S5 W12$ E12 N5 E6 S5 E12 N8 E7 FGR=[YR=2017] S19 E12 N2 E12 N34 W13 N2 W11 S19$ N19 E11 S2 E13 N29$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 09/20/2023 BY DJA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS