LOT 8
CAPTAINS POINTE PB 7/109

GUINN RICKY E & MICHELLE D
96209 CAPTAINS POINTE RD
YULEE, FL 32097

2026

45-3N-28-0240-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	01	Quality Level 01

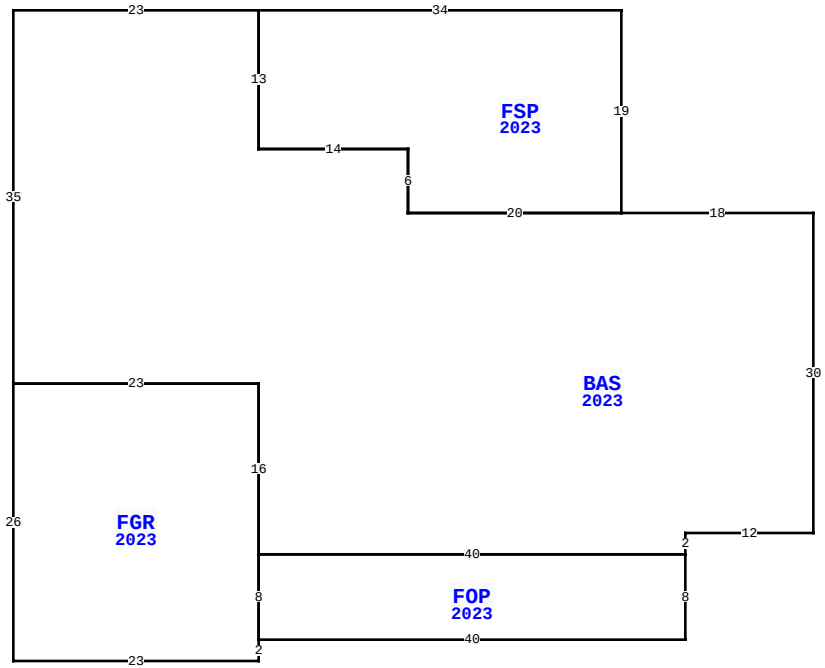
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,529	100	2023	2,529	318,570
FGR	598	55	2023	329	41,443
FOP	320	30	2023	96	12,093
FSP	562	40	2023	225	28,343
TOTALS	4,009			3,179	400,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,179	91.0800	126.60	402,461	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2529 HX Base Yr 2024



96209 CAPTAINS POINTE RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		400,449
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		525,449
SOH/AGL Deduction		152,380
ASSESSED VALUE		373,069
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		321,658
TOTAL JUST VALUE		525,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		580,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001446	CO ISSUED	0	02/02/2023
22012531	NEW CONSTR	428,630	08/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2530/1446	1/18/2022	WD	Q	V	01	128,500
GRANTOR: BOLTREK LINDA LEE &						
GRANTEE: GUINN RICKY EDWARD						
2503/0892	10/06/2021	WD	Q	V	01	120,000
GRANTOR: BERNHARD STEVE & PHYL						
GRANTEE: BOLTREK LINDA LEE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,20] W18 W20 N6 W14 N13 W23 S35 E23 S16 E40 N2 E12 N30 $
FSP=[YR=2023;ORIG=38,1] E34 S19 W20 N6 W14 N13 $
FGR=[YR=2023;ORIG=15,36] E23 S16 S8 S2 W23 N26 $
FOP=[YR=2023;ORIG=38,52] E40 S8 W40 N8 $
.

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	000134	C	RES POND	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 06/23/2023 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS