LOT 9
IN OR 2186/301
CAPTAINS POINTE PB 7/109

AMATO CHARLES K & KRISTEN MIRANDA
96267 CAPTAINS POINTE RD
YULEE, FL 32097

2026

45-3N-28-0240-0009-0000

BUILDING CHARACTERISTICS

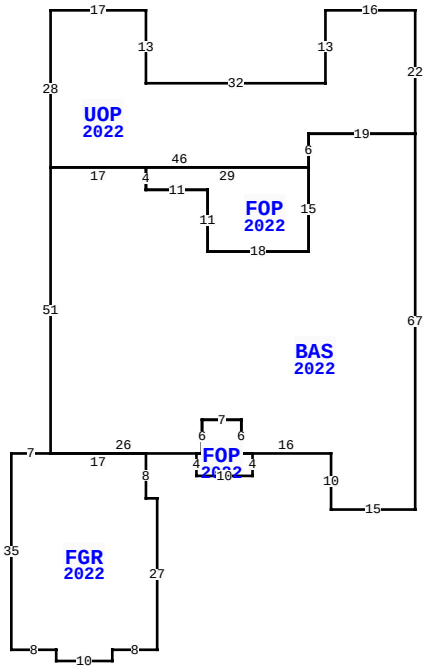
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	3,223	100	2022	3,223	536,136
FGR	914	55	2022	503	83,673
FOP	82	30	2022	25	4,159
FOP	314	30	2022	94	15,637
UOP	1,290	20	2022	258	42,917
TOTALS	5,823			4,103	682,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,103	101.7324	168.88	692,915	2022	2022	0	0	0	1.50	98.50

1 SFR CUST 100% - 2023 Heated Area: 3223 HX Base Yr 2023



96267 CAPTAINS POINTE RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		682,521
TOTAL MARKET OB/XF VALUE		135,841
TOTAL LAND VALUE - MARKET		454,500
TOTAL MARKET VALUE		1,272,862
SOH/AGL Deduction		417,088
ASSESSED VALUE		855,774
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		804,363
TOTAL JUST VALUE		1,272,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,245,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000417	SWIM POOL	49,275	01/07/2022
B210845	NEW CONSTR	450,683	01/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2186/0301	3/26/2018	SW	Q	V	01	228,000
GRANTOR: CHAPLIN WILLIAM D & D						
GRANTEE: AMATO CHARLES KERRY						
1311/0950	4/21/2005	WD	Q	V		250,000
GRANTOR: CAPTAINS POINTE PROPE						
GRANTEE: CHAPLIN WILLIAM D &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2022] W16 S13 W32 N13 W17 S28 BAS=[YR=2022] S51 FGR=[YR=2022] W7 S35 E8 S2 E10 N2 E8 N27 W2 N8 W17$ E26 FOP=[YR=2022] S4 E10 N4 W2 N6 W7 S6 W1$ E1 N6 E7 S6 E16 S10 E15 N67 W19 S6 FOP=[YR=2022] W29 S4 E11 S11 E18 N15$ S15 W18 N11 W11 N4 W17$ E46 N6 E19 N22$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	
6	0300	BOAT DCK W	0	100	0	0	1,856.00	SF	40.00	40.00	100	2022	2022	3	93	69,043	
7	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00	115.00	100	2022	2022	3	90	1,656	
8	0303	FLT DOCK W	0	100	16	10	160.00	SF	26.00	26.00	100	2022	2022	3	93	3,869	
9	0350	CARPORT WD	0	100	35	15	525.00	SF	13.00	13.00	100	2022	2022	3	90	6,143	
10	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2022	2022	3	90	1,800	
11	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2022	2022	3	90	1,350	

LAND DESCRIPTION

TOTAL OB/XF 135,841

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	000131	C	RES CREEK	100		RSF-	1101.00	230.00	101.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	454,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 454,500 Market: 0 Agricultural: 0 Common: 454,500 PRINTED 07/09/2026 BY SYS