LOT 10
IN OR 2631/1799
CAPTAINS POINTE PB 7/109 &

STUBBS SANDRA L/E ET AL/
96277 CAPTAINS POINTE ROAD
YULEE, FL 32097

2026

45-3N-28-0240-0010-0000

BUILDING CHARACTERISTICS

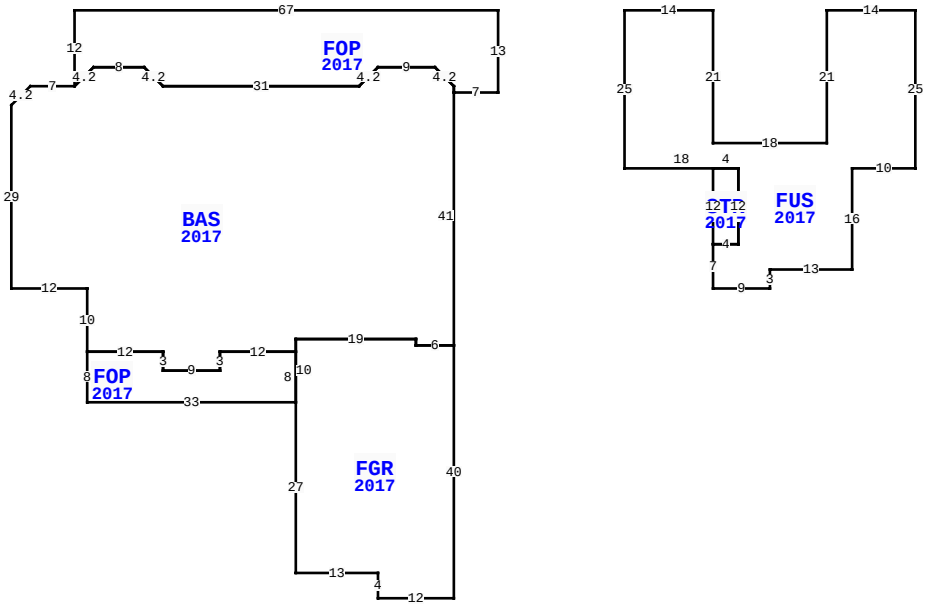
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,868	100	2017	2,868	482,064
FGR	967	55	2017	532	89,421
FOP	237	30	2017	71	11,934
FOP	742	30	2017	223	37,483
FUS	1,103	100	2017	1,103	185,397
STR	48	10	2017	5	841
TOTALS	5,965			4,802	807,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,802	104.9286	174.18	836,412	2017	2017	0	0	0	3.50	96.50

1 SFR CUST 100% - 2018 Heated Area: 3971 HX Base Yr 2018



96277 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 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		807,138
TOTAL MARKET OB/XF VALUE		110,445
TOTAL LAND VALUE - MARKET		450,025
TOTAL MARKET VALUE		1,367,608
SOH/AGL Deduction		612,666
ASSESSED VALUE		754,942
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		698,531
TOTAL JUST VALUE		1,367,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,366,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633211	CO ISSUED	0	09/28/2017
B1701754	SCRN ENCLSRE	23,001	04/01/2017
B1701035	SWIM POOL	45,350	03/01/2017
B1633211	NEW CONSTR	514,704	10/14/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2631/1799	3/22/2023	QC	U	I	11	100
GRANTOR: STUBBS SANDRA						
GRANTEE: STUBBS SANDRA REVOC						
2023/1563	1/15/2016	WD	Q	I	05	275,000
GRANTOR: BUNNELL D W TRUSTEE						
GRANTEE: MANGOLD ROBERT W &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W67 S12 BAS=[YR=2017] W7 L3 D3 S29 E12 S10
FOP=[YR=2017] S8 E33 FGR=[YR=2017] S27 E13 S4 E12 N40 W6 N1
W19 S10$ N8 W12 S3 W9 N3 W12$ E12 S3 E9 N3 E12 N2 E19 S1 E6
N41 L3 U3 W9 D3 L3 W31 U3 L3 W8 D3 L3 $ R3 U3 E8
D3 R3 E31 U3 R3 E9 D3 R3 S1 E7 N13$ PTR= E20
FUS=[YR=2017] E14 S21 E18 N21 E14 S25 W10 S16 W13 S3 W9 N7
STR=[YR=2017] N12 E4 S12 W4$ E4 N12 W18 N25$ W20$.

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	0300	BOAT DCK W	0	100	0	0	1,845.00	SF	40.00	40.00	100	2009	2009	3	48	35,424	
2	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2009	2009	3	48	2,496	
3	0311	WD GANG WY	0	100	0	0	16.00	SF	45.00	45.00	100	2009	2009	3	31	223	
4	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2009	2009	3	31	620	
5	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2009	2009	3	31	775	
6	0305	BOAT HOUS	0	100	32	12	384.00	UT	11.45	11.45	100	2009	2009	3	100	4,397	
7	0350	CARPORT WD	0	100	15	15	225.00	SF	13.00	13.00	100	2009	2009	3	31	907	
13	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	
14	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2017	2017	3	70	3,500	
16	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2017	2017	04	95	47,500	

TOTAL OB/XF 97,782

LAND DESCRIPTION

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-1	100.00	188.00	100.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	450,000							
2	009500	C	SUBMERGED	0		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	25.00	25.00	25							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 450,025 Market: 0 Agricultural: 0 Common: 450,025 PRINTED 07/09/2026 BY SYS

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

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
18	0911	SCRN RM A	0	100	67	15	1,005.00	SF	18.00	18.00	100	2017	2017	3	70	12,663	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 12,663

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 450,025 Market: 0 Agricultural: 0 Common: 450,025 PRINTED 07/09/2026 BY SYS