LOT 12
CAPTAINS POINTE PB 7/109

ROHE CHRISTOPHER W
96270 CAPTAINS POINTE RD
YULEE, FL 32097

2026

45-3N-28-0240-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

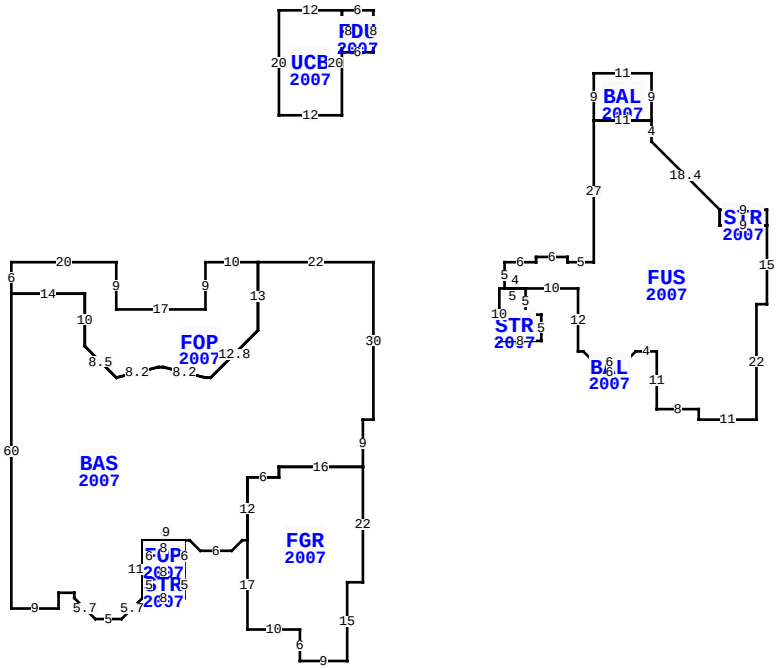
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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
BAL	12	15	2007	2	340
BAL	99	15	2007	15	2,552
BAS	2,924	100	2007	2,924	497,444
FDU	48	65	2007	31	5,273
FGR	697	55	2007	383	65,158
FOP	48	30	2007	14	2,381
FOP	581	30	2007	174	29,601
FUS	1,492	100	2007	1,492	253,825
STR	27	10	2007	3	511
STR	40	10	2007	4	681
TOTALS	6,273			5,096	866,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	5,096	112.6178	186.95	952,697	2007	2007	0	0	0	9.00	91.00

1 SFR CUST 100% - 2021 Heated Area: 4416 HX Base Yr 2021



** This building has 12 Sub-Areas

96270 CAPTAINS POINTE RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		866,954
TOTAL MARKET OB/XF VALUE		50,068
TOTAL LAND VALUE - MARKET		477,000
TOTAL MARKET VALUE		1,394,022
SOH/AGL Deduction		521,736
ASSESSED VALUE		872,286
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		820,875
TOTAL JUST VALUE		1,394,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,400,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19946	ELEC OTHER	500	09/01/2007
R10608	REPAIR/RRF	3,000	08/01/2007
B20349	ADDITION	17,424	08/01/2007
P12659	OTHER	0	08/01/2007
B20100	SWIM POOL	50,000	06/01/2007
E17620	ELEC OTHER	5,500	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2376/0186	7/13/2020	WD	Q	I	02	825,000
GRANTOR: CFAI SPECIAL ASSETS L						
GRANTEE: ROHE CHRISTOPHER W						
2344/0363	10/28/2019	QC	U	I	11	100
GRANTOR: LENDINGHOME FUNDING C						
GRANTEE: CFAI SPECIAL ASSETS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W22 FOP=[YR=2007] W10 S9 W17 N9 W20 S6 E14 S10 D6 R6 U2 R8 E1 D2 R8 E1 U9 R9 N13 $ S13 D9 L9 W1 U2 L8 W1 L8 D2 U6 L6 N10 W14 S60 E9 N3 E3 S1 D4 R4 E5 U4 R4 STR=[YR=2007] E8 N5 FOP=[YR=2007] N6 W8 S6 E8$ W8 S5$ N11 E9 D2 R2 E6 R2 U2 E1 FGR=[YR=2007] S17 E10 S6 E9 N15 E3 N22 W16 S2 W6 S12$ N12 E6 N2 E16 N9 E2 N30 $ PTR= E25 FUS=[YR=2007] E6 N1 E6 S1 E5 N27 BAL=[YR=2007] N9 E11 S9 W11$ E11 S4 D13 R13 STR=[YR=2007] E9 S3 W9 N3$ S3 E9 S15 W2 S22 W11 N2 W8 N11 W4 D2 L2 BAL=[YR=2007] S2 W6 N2 E6$ W6 U2 L2 W1 N12 W10 STR=[YR=2007] S5 E3 S5 W8 N10 E5$ W4 N5$ W25 $ PTR= N40 FDU=[YR=2007] N8 W6 UCB=[YR=2007] W12 S20 E12 N20 $ S8 E6 $ S40 $.

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	100	0	0	2.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	6,230	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2007	2007	04	85	42,500	
6	1126	CB/STC 8"	0	100	0	0	20.00	SF	8.00	8.00	100	2007	2007	3	86	138	
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	24	1,200	

LAND DESCRIPTION

TOTAL OB/XF 50,068

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-	1106.00	345.00	106.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	477,000							

REVIEW DATE 02/14/2023 BY NWA Total Acres: 0.00 Total Land Value: 477,000 Market: 0 Agricultural: 0 Common: 477,000 PRINTED 07/09/2026 BY SYS