LOT 17
IN OR 1596/764
CAPTAINS POINTE PB 7/109

ROBERTSON JOSEPH M & JUDY
96102 CAPTAINS POINTE ROAD
YULEE, FL 32097

2026

45-3N-28-0240-0017-0000

BUILDING CHARACTERISTICS

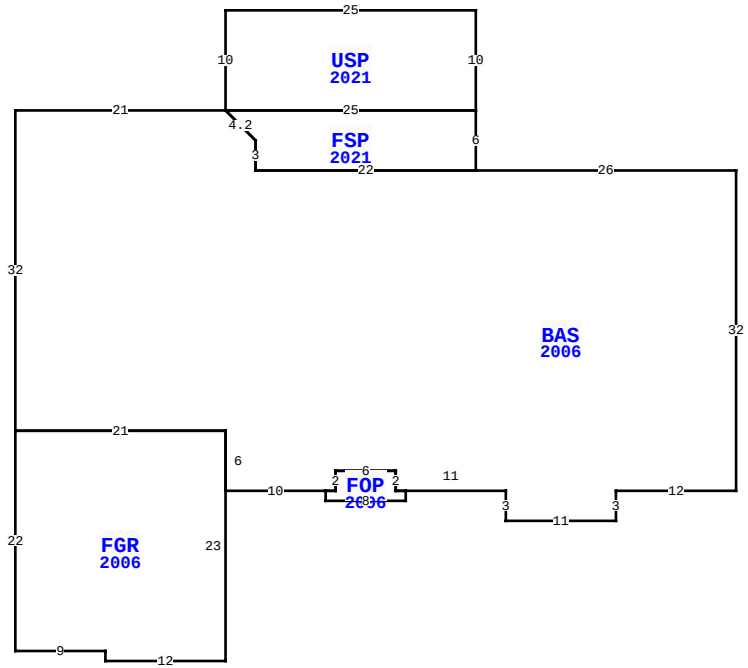
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,339	100	2006	2,339	291,081
FGR	474	55	2006	261	32,480
FOP	20	30	2006	6	747
FSP	137	40	2021	55	6,845
USP	250	30	2021	75	9,333
TOTALS	3,220			2,736	340,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,736	98.9280	137.51	376,227	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2009 Heated Area: 2339 HX Base Yr 2009



96102 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		354,278
TOTAL MARKET OB/XF VALUE		2,592
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		481,870
SOH/AGL Deduction		249,025
ASSESSED VALUE		232,845
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		181,434
TOTAL JUST VALUE		481,870
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		530,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001821	ROOF	25,870	02/02/2022
B2012646	REAR USP	10,500	12/16/2020
M1217652	H/AC	0	10/01/2012
B22200	REMODEL	2,500	01/01/2009
R11717	REPAIR/RRF	1,400	01/01/2009
C15799	CO ISSUED	0	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1596/0764	12/09/2008	WD	Q	I	05	239,000
GRANTOR: AVELO MORTGAGE LLC						
GRANTEE: ROBERTSON JOSEPH M						
1566/0149	5/12/2008	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: AVELO MORTGAGE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W26 FSP=[YR=2021] N6 USP=[YR=2021]
N10W25S10E25$ W25 D3 R3 S3 E22$ W22 N3 U3 L3 W21 S32
FGR=[YR=2006] S22 E9 S1 E12N23 W21$ E21 S6 E10 FOP=[YR=2006]
S1 E8 N1 W1 N2 W6 S2 W1$ E1 N2E6 S2 E11 S3 E11 N3 E12 N32$.

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
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2012	2012	3	45	2,592	

LAND DESCRIPTION

TOTAL OB/XF 2,592

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	0003	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 02/14/2023 BY NWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS

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Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

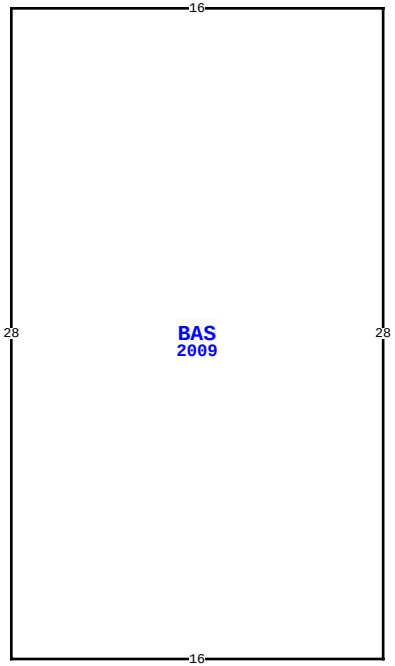
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	448	100	2009	448	13,793
TOTALS	448			448	13,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	448	101.2000	39.47	17,683	2009	2009	0	0	0	22.00	78.00

2 GARAGE RES 100% - 2009 Heated Area: 448 HX Base Yr 2009



96102 CAPTAINS POINTE RD, YULEE

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NASSAU COUNTY PROPERTY

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BASE TAXABLE VALUE		181,434
TOTAL JUST VALUE		481,870
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		530,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15799	NEW CONSTR	0	12/01/2005
M10679	MECH OTHER	0	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1596/0764	12/09/2008	WD	Q	I	05	239,000
GRANTOR: AVELO MORTGAGE LLC						
GRANTEE: ROBERTSON JOSEPH M						
1566/0149	5/12/2008	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: AVELO MORTGAGE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W16 S28 E16 N28 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/14/2023 BY NWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS