LOT 19
CAPTAINS POINTE PB 7/109

JOHNSON HOMEBUILDERS INC
731 S 8TH STREET
FERNANDINA BEACH, FL 32034

2026

45-3N-28-0240-0019-0000

BUILDING CHARACTERISTICS

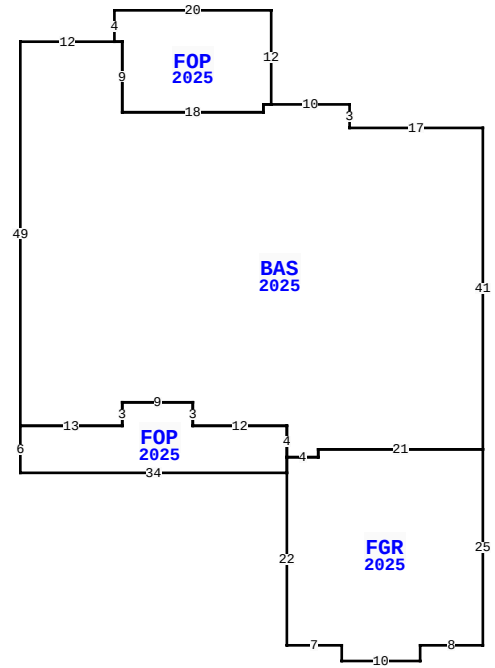
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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	2,506	100	2025	2,506	329,664
FGR	641	55	2025	353	46,437
FOP	231	30	2025	69	9,077
FOP	250	30	2025	75	9,866
TOTALS	3,628			3,003	395,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,003	94.6404	131.55	395,045	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2025 Heated Area: 2506 HX Base Yr



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

96050 CAPTAINS POINTE RD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	395,045
TOTAL MARKET OB/XF VALUE	5,000
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	525,045
SOH/AGL Deduction	0
ASSESSED VALUE	525,045
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	525,045
TOTAL JUST VALUE	525,045
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	573,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230012822	SFR H2481 G 649	468,705	10/05/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/0813	2/23/2023	WD	Q	V	01	120,000
GRANTOR: WEBEUS INC						
GRANTEE: JOHNSON HOMEBUILDER						
1402/0956	4/07/2006	WD	U	V	19	115,000
GRANTOR: CAPTAINS POINTE PROPE						
GRANTEE: WEBEUS INC						

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
2	0501	FP-AVERAGE	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E12 E1 S9 E18 N1 E1 E10 S3 E17 S41 W21 S1 W4 N4 W12 N3 W9 S3 W13 N49 $
FOP=[YR=2025;ORIG=10,59] E13 N3 E9 S3 E12 S4 S2 W34 N6 $
FOP=[YR=2025;ORIG=23,19] E18 N1 E1 N12 W20 S4 E1 S9 $
FGR=[YR=2025;ORIG=44,63] E4 N1 E21 S25 W8 S2 W10 N2 W7 N22 N2 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	0		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 07/17/2024 BY NW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS