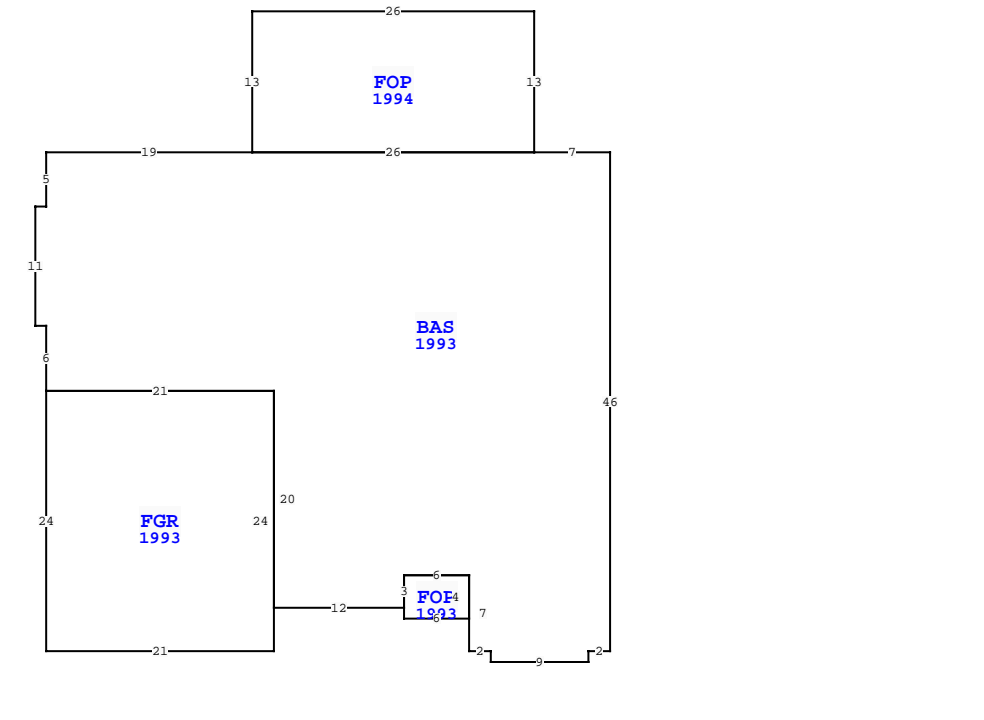


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	20 FACE BRICK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,203	119.4424	141.84	312,474	1989	1989	0	0	17.23	82.77

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			258,635
TOTAL MARKET OB/XF VALUE			5,038
TOTAL LAND VALUE - MARKET			130,000
TOTAL MARKET VALUE			393,673
SOH/AGL Deduction			0
ASSESSED VALUE			393,673
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			343,673
TOTAL JUST VALUE			393,673
NCON VALUE			9,627
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			390,180



MAP NUM	MKT AREA	01		
NEIGHBORHOOD/LOC	1046.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,818	100	1,818	213,435
FGR	504	55	277	32,520
FOP	24	30	7	822
FOP	338	30	101	11,858
TOTALS	2,684		2,203	258,635

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

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
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0811	CONCRETE B	0	100	0	859.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,658	

2488 CAPTAIN HOOK DR, FERNANDINA BEACH												
TOTAL OB/XF												5,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230103	911=998SF	27,500	02/20/2023
20222502	861=503 855=1087	150,000	10/26/2022
B020157	REPAIR/RRF	4,000	01/31/2002
5378	NEW CONSTR	82,740	05/19/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2117/0256	4/26/2017	WD Q	Q	I	01	300,000
GRANTOR: HANRAHAN MARIA CAROLI						
GRANTEE: SPARKES PAUL & LISA						
1167/0288	9/02/2003	WD Q	Q	I		189,500
GRANTOR: BECKHAM WALTER M II &						
GRANTEE: MARTINEZ MARIA CARO						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=0,0] W7 W26 W19 S5 W1 S11 E1 S6 E21 S20 E12 N3 E6 S7 E2 S1 E9 N1 E2 N46 \$											
FGR=[YR=1993;ORIG=-52,22] S24 E21 N24 W21 \$											
FOP=[YR=1994;ORIG=-7,0] N13 W26 S13 E26 \$											
FOP=[YR=1993;ORIG=-19,42] S1 E6 N4 W6 S3 \$											

LAND DESCRIPTION												TOTAL OB/XF												5,038
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000							