

LOT 25
IN OR 1987/388
PIRATES BAY PB 5/213

KERRY JEAN M
2494 CAPTAIN HOOK DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-164B-0025-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2										
Exterior Wall	05	AVERAGE 100	0900	01	1,855	115.3460	136.97	254,079	1990	1990	0	0	0	15.25	84.75	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2016													Heated Area: 1548									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2016									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 80																							
Interior Floo	08	SHT VINYL 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2 100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	2. 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality			05	Quality Level 05																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM				MKT AREA												01									
NEIGHBORHOOD/LOC			1046.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	948	100	948	110,046																					
FGR	398	55	219	25,422																					
FOP	35	30	10	1,161																					
FUS	600	100	600	69,649																					
USP	260	30	78	9,055																					
TOTALS			2,241	1,855	215,332																				
EXTRA FEATURES			2494 CAPTAIN HOOK DR, FERNANDINA BEACH																						
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	70	1,400									
2	0811	CONCRETE B	0	100	0	0	699.00	SF	5.20	5.20	100	1990	1990	3	62	2,254									
3	0940	SHEDS/PORT	0	100	8	5	40.00	SF	30.00	30.00	100	1996	1996	3	20	240									
4	0940	SHEDS/PORT	0	100	12	8	96.00	SF	20.10	20.10	100	2004	2004	3	24	463									
5	0811	CONCRETE B	0	100	0	0	445.00	SF	5.20	5.20	100	2004	2004	3	86	1,990									
TOTAL OB/XF 6,347																									
LAND DESCRIPTION																									
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								
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								
REVIEW DATE 05/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1987/0388	6/19/2015	SW	U	I	19	171,000

GRANTOR: FANNIE MAE

GRANTEE: KERRY JEAN M

1976/1373	4/22/2015	SW	U	I	12	100
-----------	-----------	----	---	---	----	-----

GRANTOR: NATIONSTAR MORTGAGE L

GRANTEE: FEDERAL NATIONAL MO

BUILDING DIMENSIONS

USP=[YR=2002] W26 S10 BAS=[YR=1993] W4 S20 FGR=[YR=1993] W9 S22 E19 FOP=[YR=1993] S2 E7 N5 W7 S3 \$ N20 W10 N2 \$ S2 E10 S17 E7 N4 E13 N35 W26\$ E26 N10 \$ PTR= E15 FUS1993 =E30 S20 W30 N20 \$ W15 \$.