

LOT 27
IN OR 1905/155
PIRATES BAY PB 5/213

ROOT DEAN W &/BAKER MELANIE J
2498 CAPTAIN HOOK DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-164B-0027-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	14 WD SHINGLE 30
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 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	1,616	100	1,616	198,450
FGR	488	55	268	32,911
FOP	30	30	9	1,106
FUS	224	100	224	27,508
PTO	153	5	8	982

TOTALS 2,511 2,125 260,957

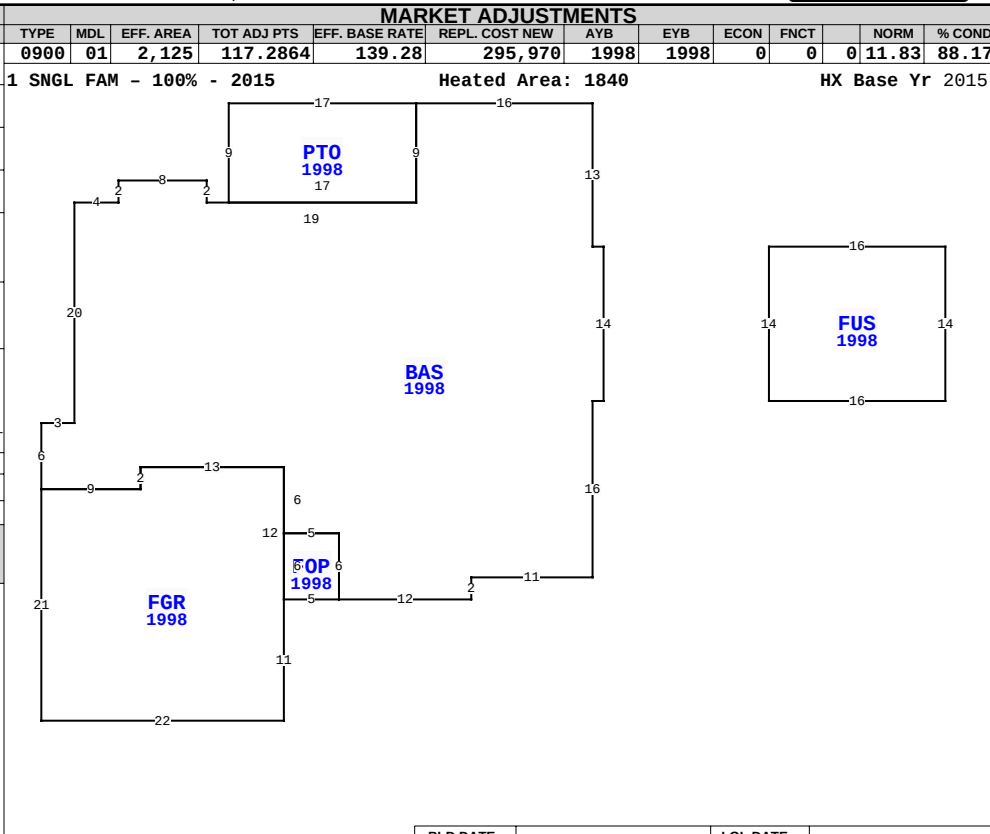
EXTRA FEATURES

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	0810	CONCRETE A	0 100	0	0	1,022.00	SF	6.50	6.50	100	1998	1998	3	77	5,115	
2	0810	CONCRETE A	0 100	0	0	90.00	SF	6.50	6.50	100	1998	1998	3	77	450	
3	1076	TRELLIS A	0 100	16	8	128.00	SF	7.50	7.50	100	2013	2013	3	75	720	

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	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							

REVIEW DATE 12/30/2019 BY DJA



2498 CAPTAIN HOOK DR, FERNANDINA BEACH

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

TOTAL OB/XF 6,285

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							

Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		260,957
TOTAL MARKET OB/XF VALUE		6,285
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		397,242
SOH/AGL Deduction		187,403
ASSESSED VALUE		209,839
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		159,839
TOTAL JUST VALUE		397,242
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051857	OTHER	1,000	05/27/2005
B041658	REPAIR/RRF	1,000	09/15/2004
B041579	REPAIR/RRF	8,000	08/31/2004
B984040	NEW CONSTR	80,000	07/21/1998

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD
1905/0155	2/28/2014	WD Q	I 02
GRANTOR: EVANS JULIAN L JR & M			
GRANTEE: ROOT DEAN W & MELAN			
1389/1954	2/17/2006	WD Q	I
GRANTOR: FEJES JOSEPH S & JUDY			
GRANTEE: EVANS JULIAN L JR &			

OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD	SALE PRICE
1905/0155	2/28/2014	WD Q	I 02	265,000
GRANTOR: EVANS JULIAN L JR & M				
GRANTEE: ROOT DEAN W & MELAN				
1389/1954	2/17/2006	WD Q	I	304,900
GRANTOR: FEJES JOSEPH S & JUDY				
GRANTEE: EVANS JULIAN L JR &				

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W1 N13 W16 PTO=[YR=1998] W17 S9 E17 N9\$ S9 W19 N2W8 S2 W4 S20 W3 S6 FGR=[YR=1998] S21 E22 N11 FOP=[YR=1998] E5 N6 W5 S6\$ N12 W13 S2 W9\$ E9 N2 E13 S6 E5 S6 E12 N2 E11 N16 E1 N14\$ PTR= E15 FUS=[YR=1998] E16 S14 W16 N14\$ W15\$.

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