

LOT 28
PIRATES BAY PB 5/213

KEGLER BING L & WILLIAM ERNESTINE JANICE
2500 CAPTAIN HOOK DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-164B-0028-0000



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 80	0900	01	2,114	114.9148	136.46	288,476	1991	1991	0	0	0	16.61	83.39	VALUATION SUMMARY																		
Exterior Wall	20	FACE BRICK 20	1 SNGL FAM - 100% - 2004										Heated Area: 1756										HX Base Yr 2004											
Roof Structure	03	GABLE/HIP 100											VALUATION BY										STANDARD											
Roof Cover	03	COMP SHNGL 100											Tax Group: 2										Tax Dist:											
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE										240,560											
Interior Floor	14	CARPET 80											TOTAL MARKET OB/XF VALUE										6,425											
Interior Floor	08	SHT VINYL 20											TOTAL LAND VALUE - MARKET										130,000											
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE										376,985											
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction										193,569											
Bedrooms	3	100											ASSESSED VALUE										183,416											
Bathrooms	2	100											TOTAL EXEMPTION VALUE										HX HB WR 55,000											
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE										128,416											
Stories	1.	1. 100	TOTAL JUST VALUE										376,985																					
Units	0	100	NCON VALUE										0																					
Occupancy	00	NONE 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE 381,287																					
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	1,756	100	1,756	199,822																														
FGR	418	55	230	26,173																														
FOP	54	30	16	1,820																														
FSP	280	40	112	12,745																														
TOTALS															2,508	2,114	240,560																	
EXTRA FEATURES															2500 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520																		
2	0811	CONCRETE B	0	100	0	0	683.00	SF	5.20	5.20	100	1991	1991	3	64	2,273																		
3	1242	WD DECK A	0	100	0	0	520.00	SF	10.00	10.00	100	1992	1992	3	20	1,040																		
4	0820	WOOD WALK	0	100	42	3	126.00	SF	11.75	11.75	100	1992	1992	3	40	592																		
LAND DESCRIPTION															TOTAL OB/XF 6,425																			
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 07/31/2017 BY DJX Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS																																		