



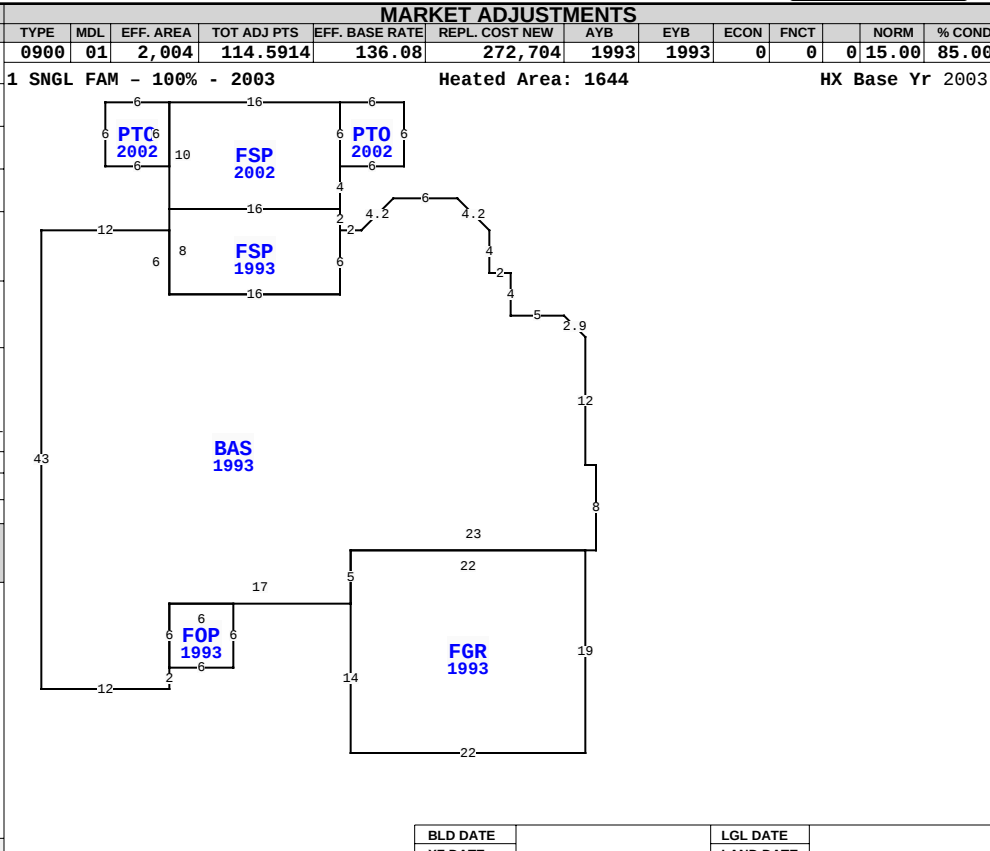
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,644	100	1,644	190,159
FGR	418	55	230	26,603
FOP	36	30	11	1,272
FSP	128	40	51	5,899
FSP	160	40	64	7,403
PTO	36	5	2	231
PTO	36	5	2	231
TOTALS	2,458		2,004	231,798

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	1993	1993	3	76	2,660	
2	0811	CONCRETE B	0 100	0	0	955.00	SF	5.20	5.20	100	1993	1993	3	68	3,377	
3	0810	CONCRETE A	0 100	56	3	168.00	SF	6.50	6.50	100	1993	1993	3	68	743	

LAND DESCRIPTION			TOTAL OB/XF 6,780													
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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00



2489 CAPTAIN HOOK DR, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				231,798	
TOTAL MARKET OB/XF VALUE				6,780	
TOTAL LAND VALUE - MARKET				130,000	
TOTAL MARKET VALUE				368,578	
SOH/AGL Deduction				188,938	
ASSESSED VALUE				179,640	
TOTAL EXEMPTION VALUE		HX HB SX		100,000	
BASE TAXABLE VALUE				79,640	
TOTAL JUST VALUE				368,578	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				372,521	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112135	REPAIR/RRF	8,600	11/29/2011
8021772	ADDITION	5,000	10/11/2002
7472	NEW CONSTR	69,515	12/21/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2500/0954	9/10/2021	QC	U	I	11	100
GRANTOR: PUCKETT PRISCILLA W N						
GRANTEE: PUCKETT ROSALIND P						
1062/0591	6/13/2002	WD	Q	I		151,000
GRANTOR: KASTENSMIDT JOHN M &						
GRANTEE: PUCKETT PRISCILLA W						

BUILDING NOTES																
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS																
BAS=[YR=1993] W1 N12 U2 L2 W5 N4 W2 N4 L3 U3 W6 D3 L3 W2 FSP=[YR=1993] N2 FSP=[YR=2002] N4 PTO=[YR=2002] E6 N6 W6 S6 \$ N6 W16 PTO=[YR=2002] W6 S6 E6 N6 \$ S10 E16 \$ W16 S8 E16 N6 \$ S6 W16 N6 W12 S43 E12 N2 FOP=[YR=1993] E6 N6 W6 S6 \$ N6 E17 FGR=[YR=1993] S14 E22 N19 W22 S5 \$ N5 E23 N8 \$.																