

LOT 22
IN OR 2117/256
PIRATES BAY PB 5/213

SPARKES PAUL & LISA
2488 CAPTAIN HOOK DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-164B-0022-0000



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	2,203	119.4424	149.30	328,908	1989	1989	0	0	0	17.54	82.46	VALUATION BY STANDARD									
Exterior Wall	20	FACE BRICK 20	1 SNGL FAM - 100% - 2022													Heated Area: 1818									
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2022									
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																							
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	223,819																					
FGR	504	55	277	34,102																					
FOP	24	30	7	862																					
FOP	338	30	101	12,434																					
TOTALS			2,684	2,203	271,218																				
EXTRA FEATURES			2488 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	1989	1989	3	66	2,310									
2	0811	CONCRETE B	0	100	0	0	859.00	SF	5.20	5.20	100	1989	1989	3	57	2,546									
3	0861	POOL GUNIT	1	100	0	0	527.00	SF	85.00	85.00	100	2023	2023		100	44,795									
4	0871	POOL HTR R	1	100	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2023		100	4,000									
5	0912	SCRN RM G	1	100	0	0	1,246.00	SF	20.00	20.00	100	2023	2023		100	24,920									
6	0857	SANDSTONE/	1	100	0	0	719.00	SF	16.00	16.00	100	2023	2023		100	11,504									
7	0600	SUMMER KIT	1	100	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2023		100	5,000									
TOTAL OB/XF 95,075																									
LAND DESCRIPTION			TOTAL OB/XF 95,075																						
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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000								
REVIEW DATE 12/21/2023 BY NW Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS																									