

DALE JEANETTE ANN & KEVIN EARL
2492 CAPTAIN HOOK DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-164B-0024-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 50
Exterior Wall10ABOVE AVG 50
Roof Structure03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 60
Interior Floo11CLAY TILE 40
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
 1. 1. 100
 0 100
Occupancy00NONE 100

Quality05Quality Level 05
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC1046.00

	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS		1,754	100	1,754	239,380
FGR		448	55	246	33,574
FOP		36	30	11	1,501
FOP		40	30	12	1,637
FSP		140	40	56	7,643
PTO		64	5	3	410

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0900012,082121.4906151.86316,173199220020010.1389.87

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 2Tax Dist:

BUILDING MARKET VALUE284,145TOTAL MARKET OB/XF VALUE5,056TOTAL LAND VALUE - MARKET175,000TOTAL MARKET VALUE464,201SOH/AGL Deduction0ASSESSED VALUE464,201TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE414,201TOTAL JUST VALUE464,201NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE406,649

PERMIT NUMDESCRIPTIONAMTISSUED20071361REPAIR/RRF10,75407/23/200720053015DEMOLITION011/15/2005B9610033REPAIR/RRF4,20009/13/1996B8876ADDITION3,16502/16/19957342NEW CONSTR78,00009/08/1992

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSN CDPRICE SALE2586/18948/26/2022WDQI02565,000GRANTOR : LEAHY BRYN N & GRANTEE : DALE JEANETTE ANN & 2200/00775/29/2018WDAQI01319,900GRANTOR : THORBURG KENNERLY & GRANTEE : LEAHY BRYN N & RICH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 FSP=[YR=1995] N10 W14 PTO=[YR=1995] N3 W8 S13 E4 FOP=[YR=1995] E4 N10 W4 S10\$ N10 E4\$ S10 E14 \$ W22 N4 W11 S4 W12 S19 E7 S6 E2 FGR=[YR=1993] S24 E19 N9 FOP=[YR=1993] E5 N4 W1 N4 W4 S8 \$ N11 L4 U4 W15\$ E15 D4 R4 S3 E4 S4 E1 D2 R2 E4 R2 U2 E1 S4 E13 N24 U4 R3 N4 U4 L3 N4\$.

LAND DESCRIPTION

LUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT UNITUNITDPHT% TOT UNIT UNIT PRICEADJ UNIT PRICELAND OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCNSRV

1000100CSFR100R-10.000.001.00LT1.001.001.00175,000.00175,000.00175,000

REVIEW DATE 05/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS