

LOT 26
IN OR 720 PG 868
PIRATES BAY PB 5/213

JOHNSON FREDERICK H & SARA A
2496 CAPTAIN HOOK DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-164B-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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	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	1,521	100	1,521	198,981
FGR	400	55	220	28,781
FOP	20	30	6	785
FSP	144	40	58	7,588
TOTALS	2,085		1,805	236,135

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	688.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,805	123.8600	154.82	279,450	1989	1989	0	0	15.50	84.50
1 SNGL FAM - 100% - 0											
Heated Area: 1521											
HX Base Yr											
2496 CAPTAIN HOOK DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/14/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		236,135	
TOTAL MARKET OB/XF VALUE		4,349	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		415,484	
SOH/AGL Deduction		276,759	
ASSESSED VALUE		138,725	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		83,725	
TOTAL JUST VALUE		415,484	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		359,502	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060086	REMODEL	6,700	01/11/2006
5581	NEW CONSTR	94,453	09/11/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0720/0868	12/20/1994	WD	Q	I	
GRANTOR: KILGORE WALTER E & L J					
GRANTEE: JOHNSON FREDERICK H					
0584/0437	11/22/1989	WD	Q	I	
GRANTOR: SEAWARD HOMES INC					
GRANTEE: KILGORE WALTER					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W4 N2 W8 S2 W1 FSP=[YR=1993] N3 W16 S9 E16 N6 \$ S6 W16 N6 W19 S24 W1 S6 E1 S13 E11 N3 E11 N2 E2 FOP=[YR=1993] E5 FGR=[YR=1993] S6 E19 N22 W10 S2 W9 S14 \$ N4 W5 S4 \$ N4 E5 N10 E9 N2 E10 N22 \$.											