LOT 27
IN OR 1905/155
PIRATES BAY PB 5/213

ROOT DEAN W &/BAKER MELANIE J
2498 CAPTAIN HOOK DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-164B-0027-0000

BUILDING CHARACTERISTICS

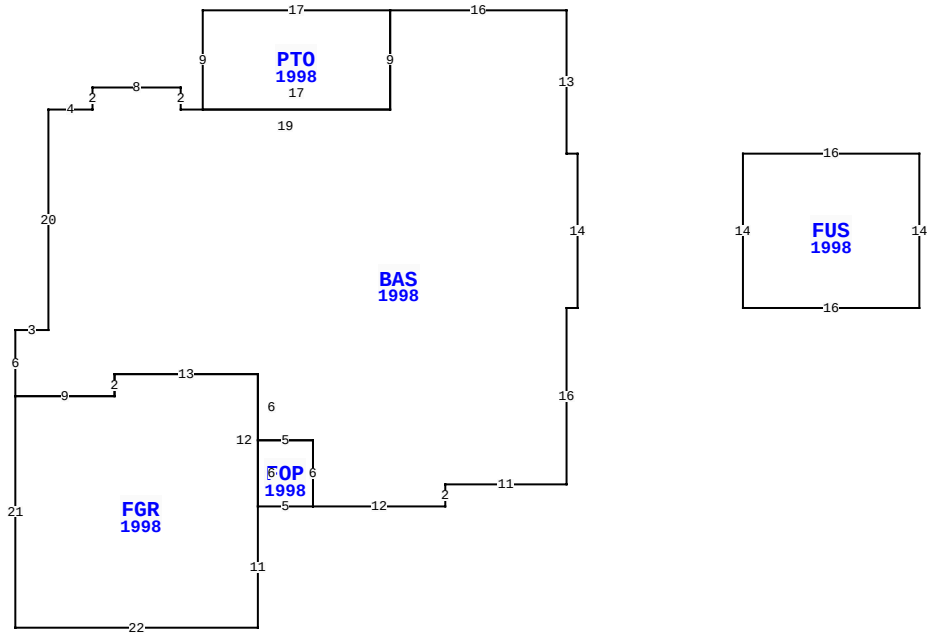
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	14	WD SHINGLE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,616	100	1,616	207,710
FGR	488	55	268	34,446
FOP	30	30	9	1,156
FUS	224	100	224	28,792
PTO	153	5	8	1,028
TOTALS	2,511		2,125	273,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,125	117.2864	146.61	311,546	1998	1998	0	0	0	12.33	87.67

1 SNGL FAM – 100% - 2015 Heated Area: 1840 HX Base Yr 2015



2498 CAPTAIN HOOK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		273,132
TOTAL MARKET OB/XF VALUE		6,103
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		454,235
SOH/AGL Deduction		238,101
ASSESSED VALUE		216,134
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		166,134
TOTAL JUST VALUE		454,235
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051857	OTHER	1,000	05/27/2005
B041658	REPAIR/RRF	1,000	09/15/2004
B041579	REPAIR/RRF	8,000	08/31/2004
B984040	NEW CONSTR	80,000	07/21/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1905/0155	2/28/2014	WD	Q	I	02	265,000
GRANTOR: EVANS JULIAN L JR & M						
GRANTEE: ROOT DEAN W & MELAN						
1389/1954	2/17/2006	WD	Q	I		304,900
GRANTOR: FEJES JOSEPH S & JUDY						
GRANTEE: EVANS JULIAN L JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W1 N13 W16 PTO=[YR=1998] W17 S9 E17 N9$ S9 W19 N2W8 S2 W4 S20 W3 S6 FGR=[YR=1998] S21 E22 N11 FOP=[YR=1998] E5 N6 W5 S6$ N12 W13 S2 W9$ E9 N2 E13 S6 E5 S6 E12 N2 E11 N16 E1 N14$ PTR= E15 FUS=[YR=1998] E16 S14 W16 N14$ W15$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	0	0	1,022.00	SF	6.50	6.50	100	1998	1998	3	75	4,982	
2	0810	CONCRETE A	0	100	0	0	90.00	SF	6.50	6.50	100	1998	1998	3	75	439	
3	1076	TRELLIS A	0	100	16	8	128.00	SF	7.50	7.50	100	2013	2013	3	71	682	

LAND DESCRIPTION

TOTAL OB/XF 6,103

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS