LOT 28
PIRATES BAY PB 5/213

KEGLER BING L &/WILLIAM ERNESTINE JANICE
2500 CAPTAIN HOOK DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-164B-0028-0000

BUILDING CHARACTERISTICS

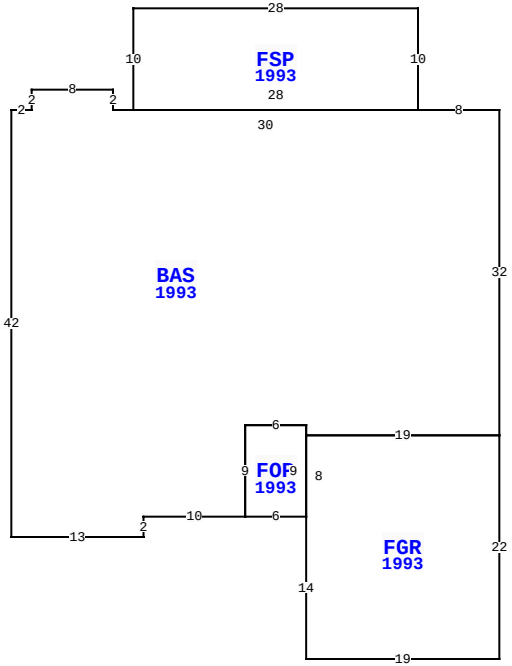
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,756	100	1,756	209,554
FGR	418	55	230	27,447
FOP	54	30	16	1,909
FSP	280	40	112	13,366
TOTALS	2,508		2,114	252,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,114	114.9148	143.64	303,655	1991	1991	0	0	0	16.92	83.08

1 SNGL FAM – 100% - 2004 Heated Area: 1756 HX Base Yr 2004



2500 CAPTAIN HOOK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		252,277
TOTAL MARKET OB/XF VALUE		6,284
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		433,561
SOH/AGL Deduction		244,643
ASSESSED VALUE		188,918
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		133,918
TOTAL JUST VALUE		433,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7060	REMODEL	2,400	05/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2572/1925	6/16/2022	QC	U	I	11	100
GRANTOR: KEGLER BING L L/E						
GRANTEE: KEGLER BING L & ERN						
2478/1448	6/30/2021	QC	U	I	11	100
GRANTOR: KEGLER BING L						
GRANTEE: WILLIAM ERNESTINE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 FSP=[YR=1993] N10 W28 S10 E28 $ W30 N2 W8 S2 W2 S42 E13 N2 E10 FOP=[YR=1993] E6 FGR=[YR=1993] S14 E19 N22 W19 S8 $ N9 W6 S9 $ N9 E6 S1 E19 N32 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
2	0811	CONCRETE B	0	100	0	0	683.00	SF	5.20	5.20	100	1991	1991	3	62	2,202	
3	1242	WD DECK A	0	100	0	0	520.00	SF	10.00	10.00	100	1992	1992	3	20	1,040	
4	0820	WOOD WALK	0	100	42	3	126.00	SF	11.75	11.75	100	1992	1992	3	40	592	

LAND DESCRIPTION

TOTAL OB/XF 6,284

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS