LOT 32
IN OR 2121/681
PIRATES BAY PB5/213

ZIEGLER PENELOPE P &/WANNER CLARA E
2669 CAPTAIN HOOK DR
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-164B-0032-0000**

## BUILDING CHARACTERISTICS

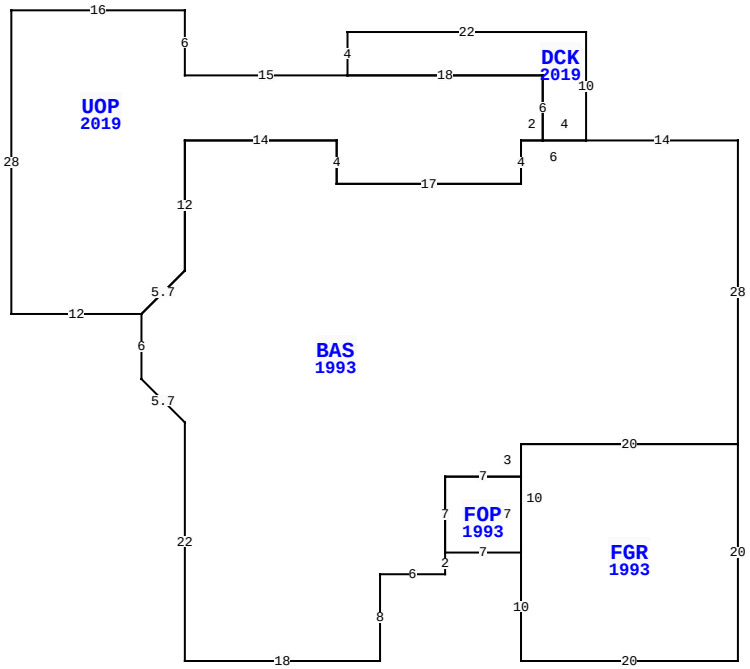
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 90 |
| Exterior Wall | 20 | FACE BRICK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 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 | 1,853 | 100 | 1,853 | 242,600 |
| DCK | 112 | 10 | 11 | 1,440 |
| FGR | 400 | 55 | 220 | 28,803 |
| FOP | 49 | 30 | 15 | 1,963 |
| UOP | 706 | 20 | 141 | 18,460 |
| TOTALS | 3,120 | | 2,240 | 293,267 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,240 | 119.2268 | 149.03 | 333,827 | 1989 | 1999 | 0 | 0 | 0 | 12.15 | 87.85 |

1 SNGL FAM – 100% - 2014 Heated Area: 1853 HX Base Yr 2014




2669 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 | | 293,267 |
| TOTAL MARKET OB/XF VALUE | | 48,453 |
| TOTAL LAND VALUE - MARKET | | 218,750 |
| TOTAL MARKET VALUE | | 560,470 |
| SOH/AGL Deduction | | 207,419 |
| ASSESSED VALUE | | 353,051 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 303,051 |
| TOTAL JUST VALUE | | 560,470 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 493,030 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20172265 | SCRNROM | 19,088 | 07/24/2017 |
| 20170211 | SWIM POOL | 40,000 | 01/17/2017 |
| 20121474 | ROOF | 9,000 | 07/24/2012 |
| B990242 | ADDITION | 10,750 | 04/16/1999 |
| 5506 | NEW CONSTR | 83,545 | 08/02/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2121/0681 | 5/15/2017 | QC | U | I | 11 | 100 |
| GRANTOR: ZIEGLER PENELOPE P & | | | | | | |
| GRANTEE: ZIEGLER PENELOPE P | | | | | | |
| 1855/1839 | 4/08/2013 | WD | Q | I | 01 | 285,000 |
| GRANTOR: GLENNY JOHN P & PATRI | | | | | | |
| GRANTEE: ZIEGLER PENELOPE P | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W14 DCK=[YR=2019] N10 W22 S4 UOP=[YR=2019] W15 N6 W16 S28 E12 U4 R4 N12 E14 S4 E17 N4 E2 N6 W18$ E18 S6 E4$ W6 S4 W17 N4 W14 S12 L4 D4 S6 D4 R4 S22 E18 N8 E6 N2 FOP=[YR=1993] E7 FGR=[YR=1993] S10E20 N20 W20 S10 $ N7 W7 S7 $ N7 E7N3 E20 N28 $ .

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 869.00 | SF | 5.20 | 5.20 | 100 | 1989 | 1989 | 3 | 57 | 2,576 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1989 | 1989 | 3 | 66 | 2,310 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 473.00 | SF | 85.00 | 85.00 | 100 | 2017 | 2017 | 3 | 84 | 33,772 | |
| 4 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 616.00 | SF | 17.50 | 17.50 | 100 | 2017 | 2017 | 3 | 78 | 8,408 | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 143.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 97 | 1,387 | |

## LAND DESCRIPTION

TOTAL OB/XF 48,453

| 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 | 1.25 | 175,000.00 | 218,750.00 | 218,750 | | | | | | | |

REVIEW DATE 11/20/2019 BY DJ Total Acres: 0.00 Total Land Value: 218,750 Market: 0 Agricultural: 0 Common: 218,750 PRINTED 08/06/2024 BY SYS