



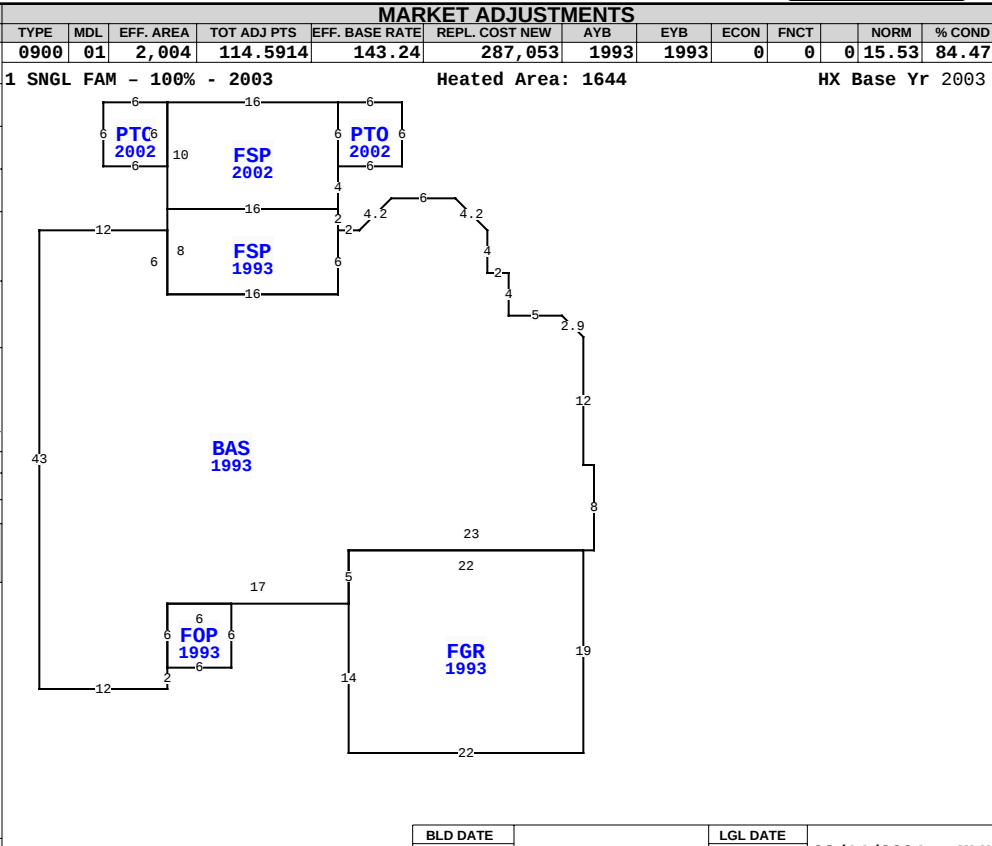
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	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	1,644	100	1,644	198,916
FGR	418	55	230	27,829
FOP	36	30	11	1,331
FSP	128	40	51	6,171
FSP	160	40	64	7,743
PTO	36	5	2	242
PTO	36	5	2	242
TOTALS	2,458		2,004	242,474

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993
2	0811	CONCRETE B	0	100	0	0	955.00	SF	5.20	5.20	100	1993	1993
3	0810	CONCRETE A	0	100	56	3	168.00	SF	6.50	6.50	100	1993	1993

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



2489 CAPTAIN HOOK DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	242,474		
TOTAL MARKET OB/XF VALUE	6,589		
TOTAL LAND VALUE - MARKET	175,000		
TOTAL MARKET VALUE	424,063		
SOH/AGL Deduction	239,034		
ASSESSED VALUE	185,029		
TOTAL EXEMPTION VALUE	HX HB SX 100,000		
BASE TAXABLE VALUE	85,029		
TOTAL JUST VALUE	424,063		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	368,578		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112135	REPAIR/RRF	8,600	11/29/2011
8021772	ADDITION	5,000	10/11/2002
7472	NEW CONSTR	69,515	12/21/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2500/0954	9/10/2021	QC	U	I	11	100
GRANTOR: PUCKETT PRISCILLA W N						
GRANTEE: PUCKETT ROSALIND P						
1062/0591	6/13/2002	WD	Q	I		151,000
GRANTOR: KASTENSMIDT JOHN M &						
GRANTEE: PUCKETT PRISCILLA W						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W1 N12 U2 L2 W5 N4 W2 N4 L3 U3 W6 D3 L3 W2 FSP=[YR=1993] N2 FSP=[YR=2002] N4 PTO=[YR=2002] E6 N6 W6 S6 \$ N6 W16 PTO=[YR=2002] W6 S6 E6 N6 \$ S10 E16 \$ W16 S8 E16 N6 \$S6 W16 N6 W12 S43 E12 N2 FOP=[YR=1993] E6 N6 W6 S6 \$ N6 E17 FGR=[YR=1993] S14 E22 N19 W22 S5 \$ N5 E23 N8 \$.													