

KIMMEL PAUL & JULIE
2491 CAPTAIN HOOK DR
FERNANDINA BEACH, FL 32034

00-00-31-164B-0078-0000

BUILDING CHARACTERISTICS									MARKET ADJUSTMENTS								NASSAU COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION						TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCST	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	05	AVERAGE 80	0900	01	2,422	120.4126	150.52	364,559	1989	1989	0	0	16.00	84.00							VALUATION BY STANDARD												
Exterior Wall	12	CEDAR 20	1 SNGL FAM - 100% - 2018														Heated Area: 2041					HX Base Yr 2018					Tax Group: 2 Tax Dist:						
Roof Structure	03	GABLE/HIP 100																				BUILDING MARKET VALUE 306,230											
Roof Cover	03	COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 8,294											
Interior Wall	05	DRYWALL 100																				TOTAL LAND VALUE - MARKET TOTAL MARKET VALUE 175,000											
Interior Floor	11	CLAY TILE 50																				SOH/AGL Deduction 169,999											
Interior Floor	14	CARPET 50																				ASSESSED VALUE 319,525											
Air Condition	03	CENTRAL 100																				TOTAL EXEMPTION VALUE HX HB 50,000											
Heating Type	04	AIR DUCTED 100																				BASE TAXABLE VALUE 269,525											
Bedrooms	3	100																				TOTAL JUST VALUE 489,524											
Bathrooms	2	100																				NCON VALUE 0											
Frame Stories Units	02	WOOD FRAME 100																				INCOME VALUE											
Occupancy	00	NONE 100																				PREVIOUS YEAR MKT VALUE 430,873											
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	1,538	100	1,538	194,460																													
FGR	550	55	302	38,184																													
FOP	182	30	55	6,954																													
FUS	503	100	503	63,598																													
UOP	120	20	24	3,034																													
TOTALS		2,893	2,422	306,230																													
EXTRA FEATURES					2491 CAPTAIN HOOK DR, FERNANDINA BEACH															BLD DATE		LGL DATE		03/14/2024 MLU									
L N	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	0812	CONCRETE C	0 100	0 0	1,726.00	SF	4.00	4.00	100	1989	1989	3	57	3,935																			
2	1242	WD DECK A	0 100	0 0	500.00	SF	10.00	10.00	100	2006	2006	3	27	1,350																			
3	0681	POLE SHED	0 100	6 6	36.00	SF	15.00	15.00	100	2006	2006	3	44	238																			
4	1272	H-SHUTR MD	0 100	0 0	60.00	UT	146.30	146.30	100	2004	2004	3	22	1,931																			
5	1076	TRELLIS A	0 100	10 20	200.00	SF	7.50	7.50	100	2009	2009	3	56	840																			
LAND DESCRIPTION																TOTAL OB/XF 8,294																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS																																	