

LOT 80
IN OR 792/842
PIRATES BAY PB 5/213

ROBLEY MICHAEL A & MICHELLE R
2495 CAPTAIN HOOK DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-164B-0080-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 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		

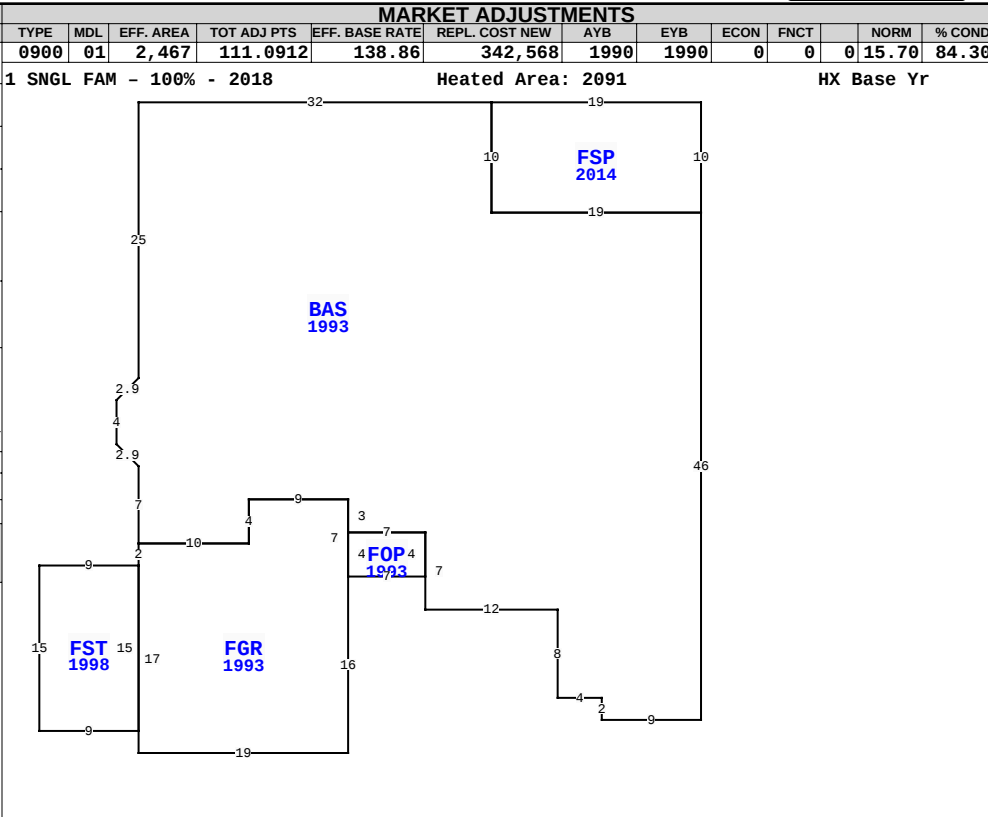
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,091	100	2,091	244,770
FGR	397	55	218	25,518
FOP	28	30	8	937
FSP	190	40	76	8,896
FST	135	55	74	8,663

TOTALS	2,841		2,467	288,785
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	724.00	SF	5.20
2	0861	POOL GUNIT	0	100	0	0	399.00	SF	85.00
3	0845	KOOL DECK	0	100	0	0	707.00	SF	7.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-1	0.00	0.00	1.00

REVIEW DATE	05/13/2019	BY	DJA
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2495 CAPTAIN HOOK DR, FERNANDINA BEACH	BLD DATE		LGL DATE	03/14/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF									
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Total Acres: 0.00	Total Land Value: 175,000	Market: 0	Agricultural: 0	Common: 175,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		288,785	
TOTAL MARKET OB/XF VALUE		13,206	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		476,991	
SOH/AGL Deduction		45,000	
ASSESSED VALUE		431,991	
TOTAL EXEMPTION VALUE		13	431,991
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		476,991	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		419,409	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142028	SCRNENCL	3,474	09/17/2014
B032555	REPAIR/RRF	2,000	02/21/2003
B958793	REMODEL	3,500	01/13/1995
6270	ADDITION	5,000	11/21/1990
5664	NEW CONSTR	78,575	10/27/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0792/0842	5/06/1997	WD	Q	I		122,500	
GRANTOR: DEVLIN STEPHEN J & JA							
GRANTEE: ROBLEY MICHAEL A &							
0616/0296	1/03/1991	WD	Q	I		112,400	
GRANTOR: ATLANTIC BUILDERS							
GRANTEE: DEVLIN STEPHEN & J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2014] W19 BAS=[YR=1993] W32 S25 D2 L2 S4 R2 D2 S7 FGR=[YR=1993] S2 FST=[YR=1998] W9 S15 E9 N15 \$ S17 E19 N16 FOP=[YR=1993] E7 N4 W7 S4 \$ N7 W9 S4W10 \$ E10 N4 E9 S3 E7 S7 E12 S8 E4 S2 E9 N46 W19 N10 \$ S10 E19 N10 \$.									