LOT 81
IN OR 2020/1878
PIRATES BAY PB 5/213

BORST BARRY MARTIN & FAITH ANN
2497 CAPTAIN HOOK DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-164B-0081-0000

BUILDING CHARACTERISTICS

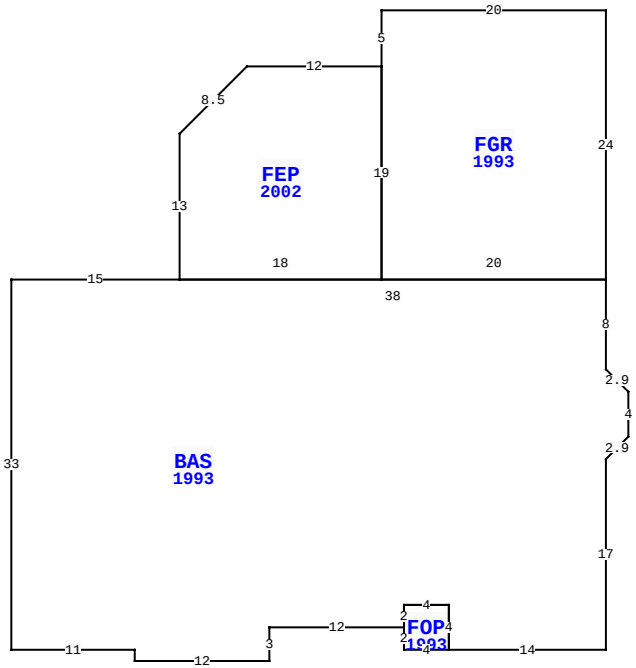
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,733	100	1,733	277,696
FEP	324	80	259	41,502
FGR	480	55	264	42,304
FOP	16	30	5	802
TOTALS	2,553		2,261	362,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,261	147.1411	183.93	415,866	1990	2000	0	0	0	12.88	87.12

1 SNGL FAM – 100% - 2017 Heated Area: 1733 HX Base Yr 2017



2497 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		362,302
TOTAL MARKET OB/XF VALUE		15,285
TOTAL LAND VALUE - MARKET		192,500
TOTAL MARKET VALUE		570,087
SOH/AGL Deduction		216,753
ASSESSED VALUE		353,334
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		298,334
TOTAL JUST VALUE		570,087
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		505,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120160	WINDOWS	12,910	01/31/2012
20071763	REPAIR/RRF	4,500	09/18/2007
B0011643	SWIM POOL	15,000	07/19/2001
B983971	ADDITION	2,000	07/13/1998
B959285	XFOB	1,300	09/08/1995
5662	NEW CONSTR	100,712	10/26/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2020/1878	12/29/2015	WD	Q	I	01	339,000
GRANTOR: WALLACE ANDREW J & AS						
GRANTEE: BORST BARRY MARTIN						
1646/0841	10/29/2009	WD	Q	I	01	260,000
GRANTOR: WRIGHT JACK T SR & KA						
GRANTEE: WALLACE ANDREW J &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W20 S5 FEP=[YR=2002] W12 D6 L6 S13
BAS=[YR=1993] W15 S33 E11 S1 E12 N3 E12 FOP=[YR=1993] S2 E4 N4 W4 S2 $ N2 E4 S4 E14 N17 R2 U2 N4 U2 L2 N8 W38$ E18 N19$ S19 E20 N24 $.

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	742.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,296	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
3	0861	POOL GUNIT	0	100	0	0	298.00	SF	85.00	85.00	100	2001	2001	3	27	6,839	
4	0845	KOOL DECK	0	100	0	0	650.00	SF	7.25	7.25	100	2001	2001	3	80	3,770	

LAND DESCRIPTION

TOTAL OB/XF 15,285

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	1.10	175,000.00	192,500.00	192,500							

REVIEW DATE 12/28/2023 BY TWA Total Acres: 0.00 Total Land Value: 192,500 Market: 0 Agricultural: 0 Common: 192,500 PRINTED 08/06/2024 BY SYS