

AYSCUE ELLIS DANIEL & NANCY LYNN
2487 CAPTAIN HOOK DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-164B-0087-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT	CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	EFF.	NORM	% COND	VALUATION BY					STANDARD												
Exterior Wall	05	AVERAGE 90		0900	01	1,997	117.8254	147.28	294,118	1990	2005	0	0	0	9.00	91.00	Tax Group: 2					Tax Dist:											
Exterior Wall	20	FACE BRICK 10		1 SNGL FAM - 100% - 2024										Heated Area: 1584										HX Base Yr 2024									
Roof Structur	03	GABLE/HIP 100												BUILDING MARKET VALUE										267,647									
Roof Cover	03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										2,153									
Interior Wall	05	DRYWALL 100												TOTAL LAND VALUE - MARKET										175,000									
Interior Floo	13	LVT/LAMNT 100												TOTAL MARKET VALUE										444,800									
Air Condition	03	CENTRAL 100												SOH/AGL Deduction										144,516									
Heating Type	04	AIR DUCTED 100												ASSESSED VALUE										300,284									
Bedrooms		3 100												TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms		2 100												BASE TAXABLE VALUE										250,284									
Frame	02	WOOD FRAME 100												TOTAL JUST VALUE										444,800									
Stories	1.	1. 100												NCON VALUE										0									
Units	0	100		INCOME VALUE																													
Occupancy	00	NONE 100		PREVIOUS YEAR MKT VALUE										362,416																			
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	1,584	100	1,584	212,296																													
FEP	180	80	144	19,299																													
FGR	480	55	264	35,383																													
FOP	16	30	5	670																													
TOTALS		2,260		1,997		267,647																											
EXTRA FEATURES					2487 CAPTAIN HOOK DR, FERNANDINA BEACH																												
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	0811	CONCRETE B	0 100	0	0	696.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,153																		
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	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS																																	