

YELLEN JOHN
2486 CAPTAIN HOOK DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-164B-0021-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				2							
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		05		AVERAGE 100		0900		01		1,800		123.0500		162.43		292,374		1993		1993		0		0		0		15.00		85.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SNGL FAM - 100%		- 2012						Heated Area: 1506														HX Base Yr 2012		Tax Group: 2					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					248,518				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					2,823				
Interior Floo		14		CARPET 80																												TOTAL LAND VALUE - MARKET					180,000				
Interior Floo		08		SHT VINYL 20																												TOTAL MARKET VALUE					431,341				
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					249,764				
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					181,637				
Bedrooms				3 100																										HX HB		TOTAL EXEMPTION VALUE					50,722				
Bathrooms				2 100																												BASE TAXABLE VALUE					130,915				
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					431,341				
Stories		1.		1. 100																												NCON VALUE					0				
Units		00		0 100																												INCOME VALUE									
Occupancy		00		NONE 100																												PREVIOUS YEAR MKT VALUE					403,667				
Quality		06		Quality Level 06																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																01					
NEIGHBORHOOD/LOC				1046.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,506		100		1993		1,506		207,927																															
FGR		416		55		1993		229		31,617																															
FOP		57		30		1993		17		2,347																															
USP		160		30		2003		48		6,627																															
TOTALS		2,139						1,800		248,518																															
EXTRA FEATURES										2486 CAPTAIN HOOK DR, FERNANDINA BEACH										BLD DATE				LGL DATE		05/01/2025		MLU													
																				XF DATE				LAND DATE																	
																				INC DATE				AG DATE																	
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		42 16		672.00		SF		5.20		5.20		100		1993		1993		3		64		2,236													
2		0810		CONCRETE A		0 100		47 3		141.00		SF		6.50		6.50		100		1993		1993		3		64		587													