LOT 22
IN OR 2117/256
PIRATES BAY PB 5/213

SPARKES PAUL & LISA
2488 CAPTAIN HOOK DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0022-0000

BUILDING CHARACTERISTICS

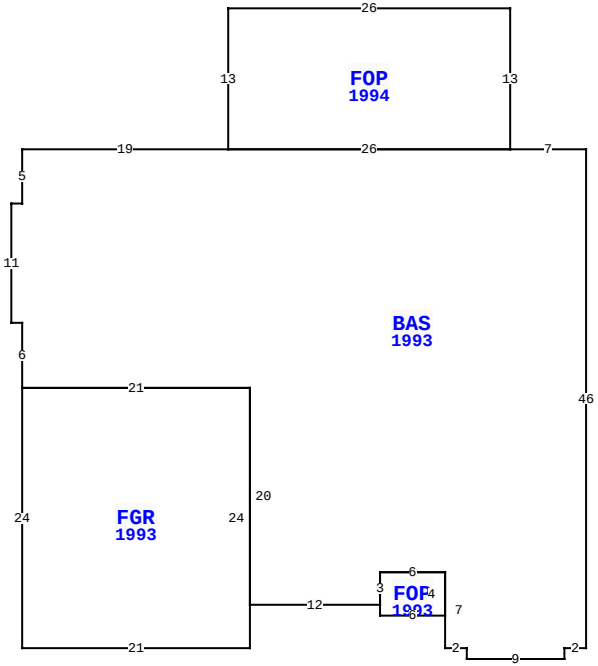
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,818	100	1993	1,818	246,172
FGR	504	55	1993	277	37,508
FOP	24	30	1993	7	948
FOP	338	30	1994	101	13,676
TOTALS	2,684			2,203	298,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,203	124.8716	164.83	363,120	1989	1989	0	0	0	17.85	82.15

1 SNGL FAM – 100% - 2022 Heated Area: 1818 HX Base Yr 2022



2488 CAPTAIN HOOK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		298,303
TOTAL MARKET OB/XF VALUE		92,979
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		571,282
SOH/AGL Deduction		61,205
ASSESSED VALUE		510,077
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		459,355
TOTAL JUST VALUE		571,282
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230103	911=998SF	27,500	02/20/2023
20222502	861=503 855=1087	150,000	10/26/2022
B020157	REPAIR/RRF	4,000	01/31/2002
5378	NEW CONSTR	82,740	05/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2117/0256	4/26/2017	WD	Q	I	01	300,000
GRANTOR: HANRAHAN MARIA CAROLI						
GRANTEE: SPARKES PAUL & LISA						
1167/0288	9/02/2003	WD	Q	I		189,500
GRANTOR: BECKHAM WALTER M II &						
GRANTEE: MARTINEZ MARIA CARO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W7 W26 W19 S5 W1 S11 E1 S6 E21 S20 E12 N3 E6 S7 E2 S1 E9 N1 E2 N46 $
FGR=[YR=1993;ORIG=-52,22] S24 E21 N24 W21 $
FOP=[YR=1994;ORIG=-7,0] N13 W26 S13 E26 $
FOP=[YR=1993;ORIG=-19,42] S1 E6 N4 W6 S3 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0811	CONCRETE B	0	100	0	0	859.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,434	
3	0861	POOL GUNIT	1	100	0	0	527.00	SF	85.00	85.00	100	2023	2023		98	43,899	
4	0871	POOL HTR R	1	100	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2023		97	3,880	
5	0912	SCRN RM G	1	100	0	0	1,246.00	SF	20.00	20.00	100	2023	2023		97	24,172	
6	0857	SANDSTONE/	1	100	0	0	719.00	SF	16.00	16.00	100	2023	2023		100	11,504	
7	0600	SUMMER KIT	1	100	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2023		97	4,850	

LAND DESCRIPTION

TOTAL OB/XF 92,979

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	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 12/21/2023 BY NW Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS