LOT 23
PIRATES BAY PB 4/213

YANIK DONALD PHILLIP
2490 CAPTAIN HOOK DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

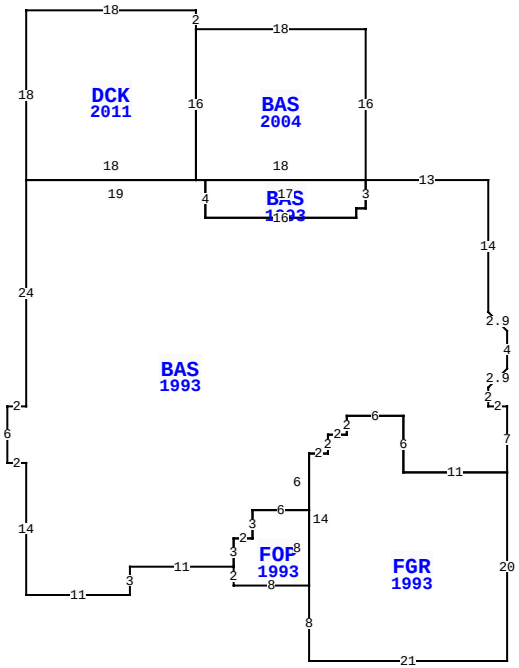
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	67	100	1993	67	9,517
BAS	1,733	100	1993	1,733	246,163
BAS	288	100	2004	288	40,909
DCK	324	10	2011	32	4,545
FGR	468	55	1993	257	36,506
FOP	58	30	1993	17	2,415
TOTALS	2,938			2,394	340,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,394	127.3510	168.10	402,431	1991	1991	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 2017 Heated Area: 2088 HX Base Yr 2017



2490 CAPTAIN HOOK DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		340,054
TOTAL MARKET OB/XF VALUE		4,555
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		524,609
SOH/AGL Deduction		227,482
ASSESSED VALUE		297,127
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		246,405
TOTAL JUST VALUE		524,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B033501	ADDITION	20,000	07/17/2003
6467	NEW CONSTR	60,392	04/09/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2273/1104	4/25/2019	QC	U	I	11	100
GRANTOR: STROMME ELIZABETH C Y						
GRANTEE: YANIK DONALD P & KE						
2272/0864	4/25/2019	QC	U	I	11	100
GRANTOR: STROMME ELIZABETH C Y						
GRANTEE: YANIK DONALD P & KE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 BAS=[YR=2004] N16 W18 DCK=[YR=2011] N2 W18 S18 E18 N16$ S16 E18$ BAS=[YR=1993] W17 S4 E16 N1 E1 N3$ S3 W1 S1 W16 N4 W19 S24 W2 S6 E2 S14 E11 N3 E11 FOP=[YR=1993] S2 E8 FGR=[YR=1993] S8 E21 N20 W11 N6 W6 S2 W2 S2 W2 S14$ N8 W6 S3 W2 S3$ N3 E2 N3 E6 N6 E2 N2 E2 N2 E6 S6 E11 N7W2 N2 U2 R2 N4 L2 U2 N14$.

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	703.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,175	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 4,555

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS