LOT 25
IN OR 1987/388
PIRATES BAY PB 5/213

KERRY JEAN M
2494 CAPTAIN HOOK DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0025-0000

BUILDING CHARACTERISTICS

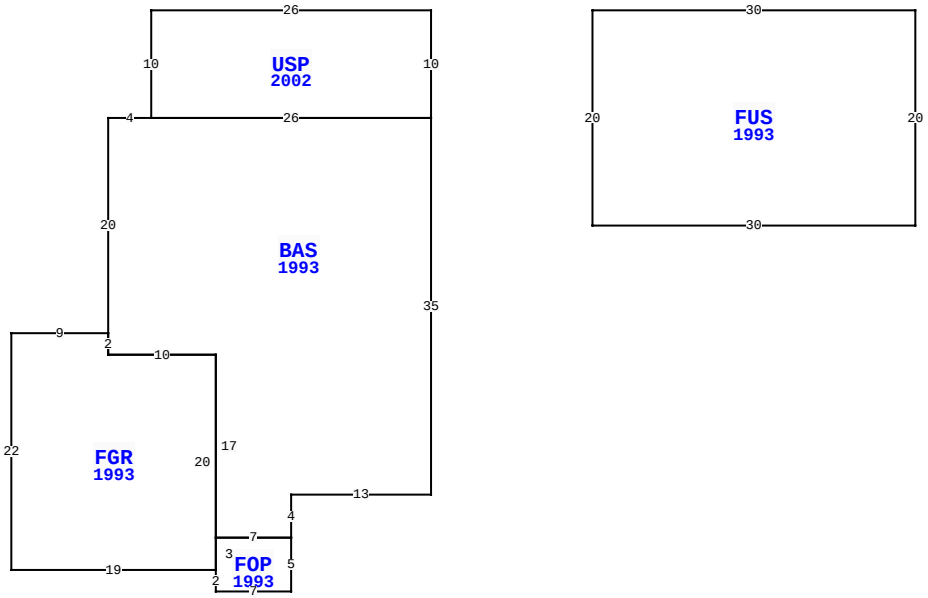
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	948	100	1993	948	127,136
FGR	398	55	1993	219	29,370
FOP	35	30	1993	10	1,341
FUS	600	100	1993	600	80,465
USP	260	30	2002	78	10,460
TOTALS	2,241			1,855	248,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,855	120.5890	159.18	295,279	1990	1990	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2016 Heated Area: 1548 HX Base Yr 2016



2494 CAPTAIN HOOK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 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		248,773
TOTAL MARKET OB/XF VALUE		5,958
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		434,731
SOH/AGL Deduction		229,117
ASSESSED VALUE		205,614
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		154,892
TOTAL JUST VALUE		434,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052831	REPAIR/RRF	4,000	10/12/2005
B020553	REPAIR/RRF	5,000	04/03/2002
B983148	ADDITION	2,078	02/09/1998
6052	NEW CONSTR	69,860	06/28/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1987/0388	6/19/2015	SW	U	I	19	171,000
GRANTOR: FANNIE MAE						
GRANTEE: KERRY JEAN M						
1976/1373	4/22/2015	SW	U	I	12	100
GRANTOR: NATIONSTAR MORTGAGE L						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2002] W26 S10 BAS=[YR=1993] W4 S20 FGR=[YR=1993] W9 S22 E19 FOP=[YR=1993] S2 E7 N5 W7 S3 $ N20 W10 N2 $ S2 E10 S17 E7 N4 E13 N35 W26$ E26 N10 $ PTR= E15 FUS1993 =E30 S20 W30 N20 $ W15 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	66	1,320	
2	0811	CONCRETE B	0	100	0	0	699.00	SF	5.20	5.20	100	1990	1990	3	57	2,072	
3	0940	SHEDS/PORT	0	100	8	5	40.00	SF	30.00	30.00	100	1996	1996	3	20	240	
4	0940	SHEDS/PORT	0	100	12	8	96.00	SF	20.10	20.10	100	2004	2004	3	21	405	
5	0811	CONCRETE B	0	100	0	0	445.00	SF	5.20	5.20	100	2004	2004	3	83	1,921	

LAND DESCRIPTION

TOTAL OB/XF 5,958

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 05/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS