LOT 26
IN OR 720 PG 868
PIRATES BAY PB 5/213

JOHNSON FREDERICK H & SARA A
2496 CAPTAIN HOOK DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

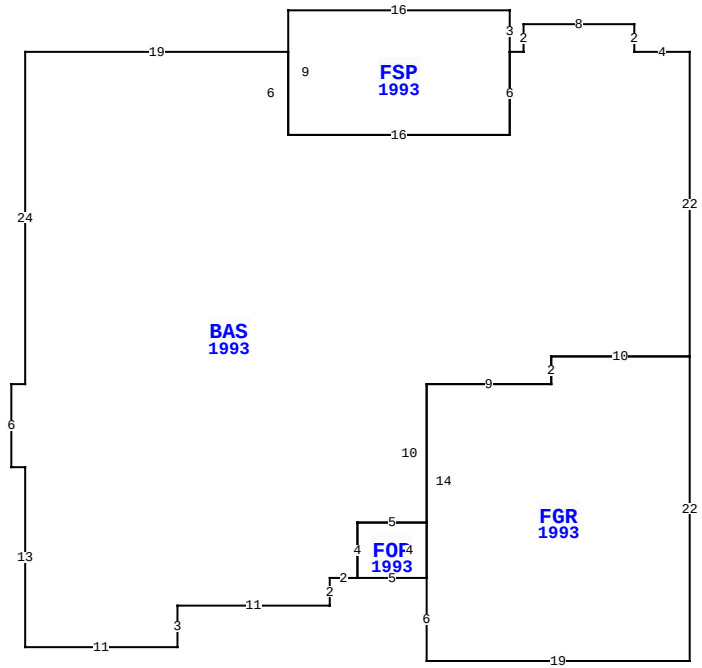
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,521	100	1993	1,521	219,037
FGR	400	55	1993	220	31,682
FOP	20	30	1993	6	864
FSP	144	40	1993	58	8,353
TOTALS	2,085			1,805	259,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,805	129.4900	170.93	308,529	1989	1989	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2025 Heated Area: 1521 HX Base Yr



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

2496 CAPTAIN HOOK DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		259,936
TOTAL MARKET OB/XF VALUE		4,190
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		444,126
SOH/AGL Deduction		0
ASSESSED VALUE		444,126
TOTAL EXEMPTION VALUE	13	444,126
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		444,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060086	REMODEL	6,700	01/11/2006
5581	NEW CONSTR	94,453	09/11/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0720/0868	12/20/1994	WD	Q	I		93,000
GRANTOR: KILGORE WALTER E &L J						
GRANTEE: JOHNSON FREDERICK H						
0584/0437	11/22/1989	WD	Q	I		94,500
GRANTOR: SEAWARD HOMES INC						
GRANTEE: KILGORE WALTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 N2 W8 S2 W1 FSP=[YR=1993] N3 W16 S9 E16 N6 $ S6 W16 N6 W19 S24 W1 S6 E1 S13 E11 N3 E11 N2 E2 FOP=[YR=1993] E5 FGR=[YR=1993] S6 E19 N22 W10 S2 W9 S14 $ N4 W5 S4 $ N4 E5 N10 E9 N2 E10 N22 $.

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	688.00	SF	5.20	5.20	100	1989	1989	3	54.5	1,950	

LAND DESCRIPTION

TOTAL OB/XF 4,190

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