LOT 27
IN OR 1905/155
PIRATES BAY PB 5/213

**ROOT DEAN W &/BAKER MELANIE J**
2498 CAPTAIN HOOK DR
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-164B-0027-0000**

## BUILDING CHARACTERISTICS

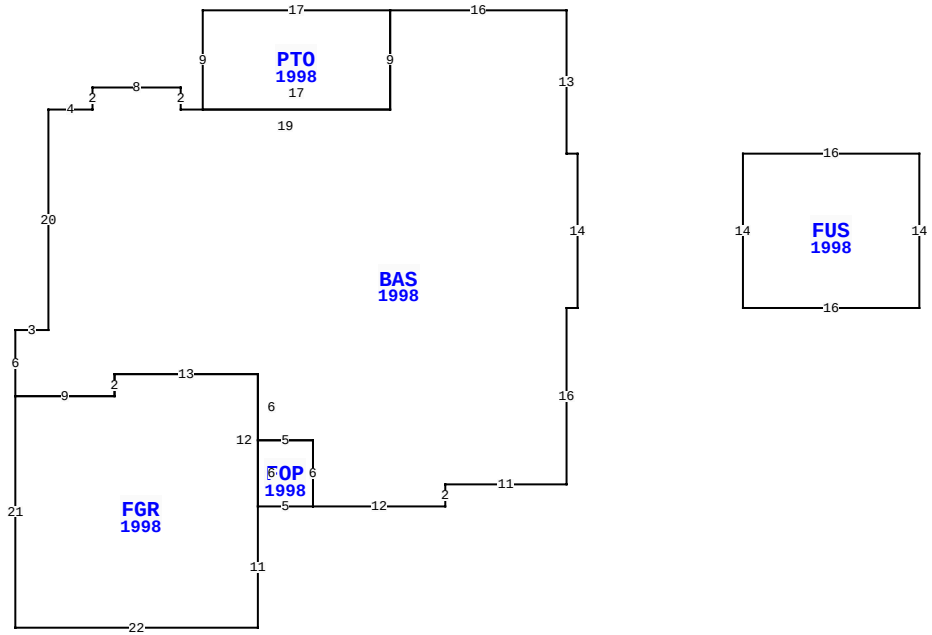
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 14 | WD SHINGLE 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 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 | 1,616 | 100 | 1998 | 1,616 | 228,007 |
| FGR | 488 | 55 | 1998 | 268 | 37,813 |
| FOP | 30 | 30 | 1998 | 9 | 1,270 |
| FUS | 224 | 100 | 1998 | 224 | 31,605 |
| PTO | 153 | 5 | 1998 | 8 | 1,129 |
| TOTALS | 2,511 | | | 2,125 | 299,823 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,125 | 122.6176 | 161.86 | 343,952 | 1998 | 1998 | 0 | 0 | 0 | 12.83 | 87.17 |

1 SNGL FAM – 100% - 2015 Heated Area: 1840 HX Base Yr 2015




2498 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 | | 299,823 |
| TOTAL MARKET OB/XF VALUE | | 5,929 |
| TOTAL LAND VALUE - MARKET | | 180,000 |
| TOTAL MARKET VALUE | | 485,752 |
| SOH/AGL Deduction | | 263,350 |
| ASSESSED VALUE | | 222,402 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 171,680 |
| TOTAL JUST VALUE | | 485,752 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 454,235 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20051857 | OTHER | 1,000 | 05/27/2005 |
| B041658 | REPAIR/RRF | 1,000 | 09/15/2004 |
| B041579 | REPAIR/RRF | 8,000 | 08/31/2004 |
| B984040 | NEW CONSTR | 80,000 | 07/21/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1905/0155 | 2/28/2014 | WD | Q | I | 02 | 265,000 |
| GRANTOR: EVANS JULIAN L JR & M | | | | | | |
| GRANTEE: ROOT DEAN W & MELAN | | | | | | |
| 1389/1954 | 2/17/2006 | WD | Q | I | | 304,900 |
| GRANTOR: FEJES JOSEPH S & JUDY | | | | | | |
| GRANTEE: EVANS JULIAN L JR & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998] W1 N13 W16 PTO=[YR=1998] W17 S9 E17 N9$ S9 W19 N2W8 S2 W4 S20 W3 S6 FGR=[YR=1998] S21 E22 N11 FOP=[YR=1998] E5 N6 W5 S6$ N12 W13 S2 W9$ E9 N2 E13 S6 E5 S6 E12 N2 E11 N16 E1 N14$ PTR= E15 FUS=[YR=1998] E16 S14 W16 N14$ 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 1,022.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 73 | 4,849 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 90.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 73 | 427 | |
| 3 | 1076 | TRELLIS A | 0 | 100 | 16 | 8 | 128.00 | SF | 7.50 | 7.50 | 100 | 2013 | 2013 | 3 | 68 | 653 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,929

| 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 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS