



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

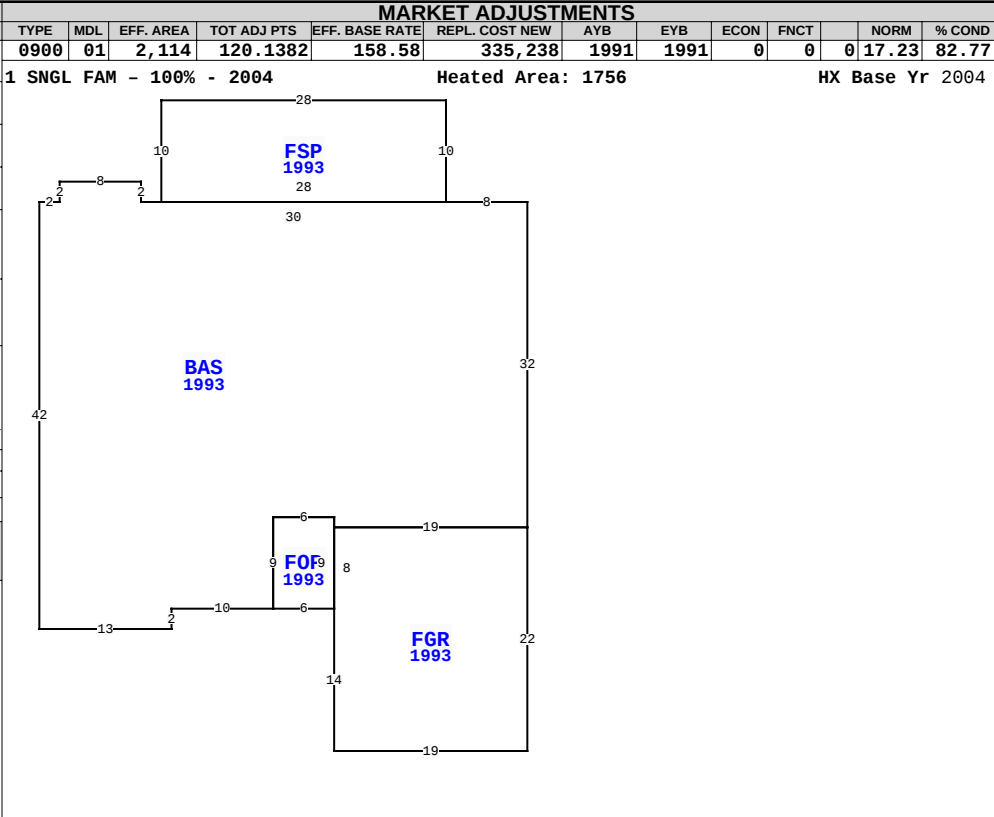
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

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	1,756	100	1993	1,756	230,486
FGR	418	55	1993	230	30,189
FOP	54	30	1993	16	2,100
FSP	280	40	1993	112	14,701

TOTALS	2,508			2,114	277,476
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	683.00	SF	5.20
3	1242	WD DECK A	0	100	0	0	520.00	SF	10.00
4	0820	WOOD WALK	0	100	42	3	126.00	SF	11.75



2500 CAPTAIN HOOK DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/01/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	1991	1991	3	68	2,380	
2	0811	CONCRETE B	0	100	0	0	683.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,113	
3	1242	WD DECK A	0	100	0	0	520.00	SF	10.00	10.00	100	1992	1992	3	20	1,040	
4	0820	WOOD WALK	0	100	42	3	126.00	SF	11.75	11.75	100	1992	1992	3	40	592	

LAND DESCRIPTION										TOTAL OB/XF										6,125	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
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					

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		277,476			
TOTAL MARKET OB/XF VALUE		6,125			
TOTAL LAND VALUE - MARKET		180,000			
TOTAL MARKET VALUE		463,601			
SOH/AGL Deduction		269,204			
ASSESSED VALUE		194,397			
TOTAL EXEMPTION VALUE		55,722			HX HB WR
BASE TAXABLE VALUE		138,675			
TOTAL JUST VALUE		463,601			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		433,561			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7060	REMODEL	2,400	05/14/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2572/1925	6/16/2022	QC	U	I	11	100
GRANTOR: KEGLER BING L L/E						
GRANTEE: KEGLER BING L & ERN						
2478/1448	6/30/2021	QC	U	I	11	100
GRANTOR: KEGLER BING L						
GRANTEE: WILLIAM ERNESTINE J						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W8 FSP=[YR=1993] N10 W28 S10 E28 \$ W30 N2 W8 S2 W2 S42 E13 N2 E10 FOP=[YR=1993] E6 FGR=[YR=1993] S14 E19 N22 W19 S8 \$ N9 W6 S9 \$ N9 E6 S1 E19 N32 \$.									