LOT 29
IN OR 763 PG 1821
PIRATES BAY PB 5/213

JONES JOYCE M
2502 CAPTAIN HOOK DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0029-0000

BUILDING CHARACTERISTICS

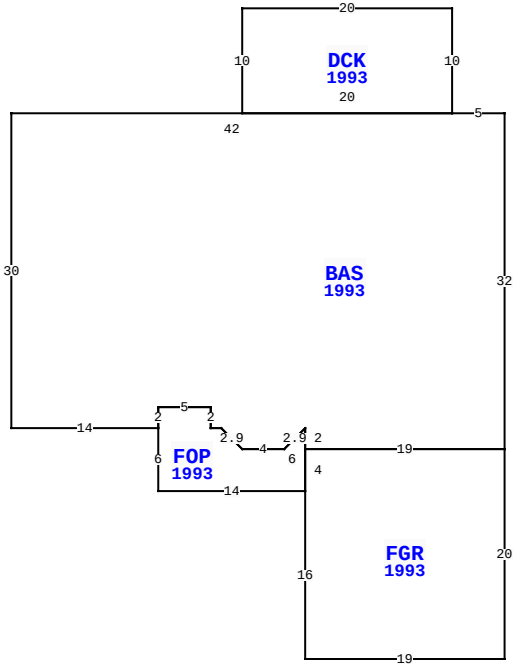
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,450	100	1993	1,450	207,244
DCK	200	10	1993	20	2,858
FGR	380	55	1993	209	29,872
FOP	82	30	1993	25	3,573
TOTALS	2,112			1,704	243,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,704	125.5800	165.77	282,472	1991	1996	0	0	0	13.78	86.22

1 SNGL FAM – 100% - 1997 Heated Area: 1450 HX Base Yr 1997



2502 CAPTAIN HOOK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		243,547
TOTAL MARKET OB/XF VALUE		5,313
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		428,860
SOH/AGL Deduction		282,309
ASSESSED VALUE		146,551
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		45,829
TOTAL JUST VALUE		428,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080886	REPAIR/RRF	6,500	05/23/2008
6401	NEW CONSTR	86,000	03/06/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0763/1821	6/26/1996	WD	Q	I		96,000
GRANTOR: DEFOUCAULT CHARLES R						
GRANTEE: JONES JOYCE M						
0634/0124	8/20/1991	WD	Q	I		91,400
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: DEFOUCAULT CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 DCK=[YR=1993] N10 W20 S10 E20$ W42 S30 E14 FOP=[YR=1993] S6 E14 FGR=[YR=1993] S16 E19 N20 W19 S4 $ N6 D2 L2 W4 U2 L2 W1 N2 W5 S2$ N2 E5 S2 E1 D2 R2 E4 U2 R2 S2 E19N32$.

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	1991	1991	3	68	2,380	
2	0811	CONCRETE B	0	100	0	0	948.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,933	

LAND DESCRIPTION

TOTAL OB/XF 5,313

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