LOT 32
IN OR 2121/681
PIRATES BAY PB5/213

ZIEGLER PENELOPE P &/WANNER CLARA E
2669 CAPTAIN HOOK DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0032-0000

BUILDING CHARACTERISTICS

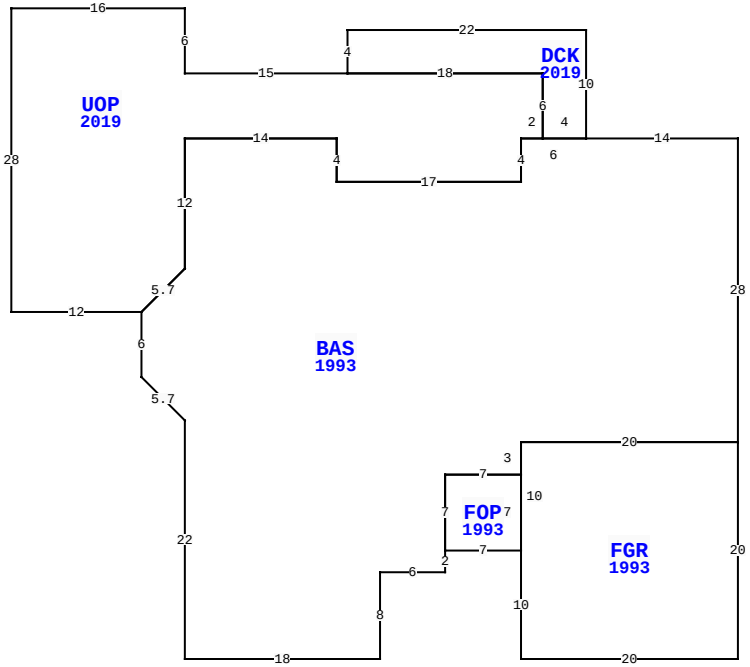
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,853	100	1993	1,853	266,216
DCK	112	10	2019	11	1,580
FGR	400	55	1993	220	31,607
FOP	49	30	1993	15	2,155
UOP	706	20	2019	141	20,257
TOTALS	3,120			2,240	321,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,240	124.6462	164.53	368,547	1989	1999	0	0	0	12.68	87.32

1 SNGL FAM – 100% - 2014 Heated Area: 1853 HX Base Yr 2014



2669 CAPTAIN HOOK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		321,815
TOTAL MARKET OB/XF VALUE		46,619
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		593,434
SOH/AGL Deduction		230,145
ASSESSED VALUE		363,289
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		312,567
TOTAL JUST VALUE		593,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		560,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172265	SCRNROM	19,088	07/24/2017
20170211	SWIM POOL	40,000	01/17/2017
20121474	ROOF	9,000	07/24/2012
B990242	ADDITION	10,750	04/16/1999
5506	NEW CONSTR	83,545	08/02/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2121/0681	5/15/2017	QC	U	I	11	100
GRANTOR: ZIEGLER PENELOPE P &						
GRANTEE: ZIEGLER PENELOPE P						
1855/1839	4/08/2013	WD	Q	I	01	285,000
GRANTOR: GLENNY JOHN P & PATRI						
GRANTEE: ZIEGLER PENELOPE P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 DCK=[YR=2019] N10 W22 S4 UOP=[YR=2019] W15 N6 W16 S28 E12 U4 R4 N12 E14 S4 E17 N4 E2 N6 W18$ E18 S6 E4$ W6 S4 W17 N4 W14 S12 L4 D4 S6 D4 R4 S22 E18 N8 E6 N2 FOP=[YR=1993] E7 FGR=[YR=1993] S10E20 N20 W20 S10 $ N7 W7 S7 $ N7 E7N3 E20 N28 $.

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	0811	CONCRETE B	0	100	0	0	869.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,463	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
3	0861	POOL GUNIT	0	100	0	0	473.00	SF	85.00	85.00	100	2017	2017	3	81	32,566	
4	0911	SCRN RM A	0	100	0	0	616.00	SF	17.50	17.50	100	2017	2017	3	74	7,977	
5	0855	CONC PAVER	0	100	0	0	143.00	SF	10.00	10.00	100	2017	2017	3	96	1,373	

LAND DESCRIPTION

TOTAL OB/XF 46,619

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	1.25	180,000.00	225,000.00	225,000							

REVIEW DATE 11/20/2019 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS