LOT 78
IN OR 1432/84
PIRATES BAY PB 5/213

KIMMEL PAUL & JULIE
2491 CAPTAIN HOOK DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0078-0000

BUILDING CHARACTERISTICS

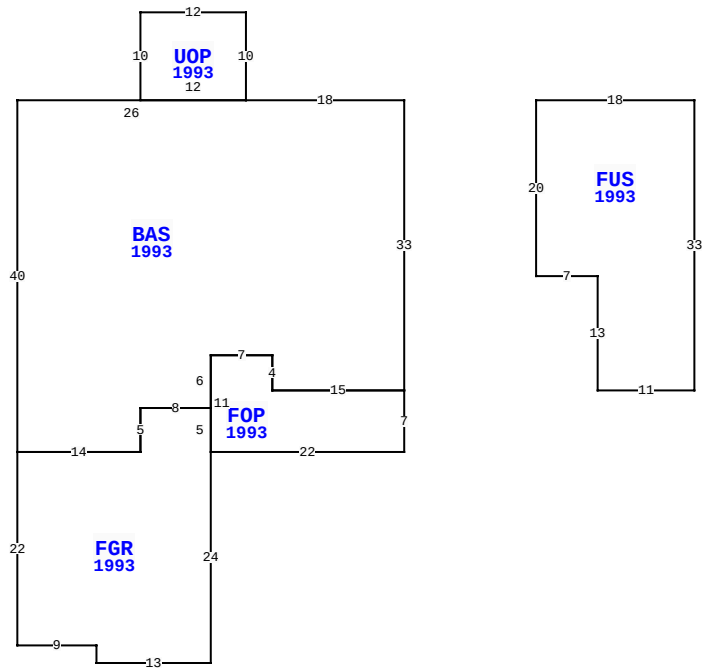
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,538	100	1993	1,538	213,911
FGR	550	55	1993	302	42,003
FOP	182	30	1993	55	7,649
FUS	503	100	1993	503	69,960
UOP	120	20	1993	24	3,338
TOTALS	2,893			2,422	336,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,422	125.8859	166.17	402,464	1989	1989	0	0	0	16.30	83.70

1 SNGL FAM – 100% - 2018 Heated Area: 2041 HX Base Yr 2018



2491 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		336,862
TOTAL MARKET OB/XF VALUE		7,802
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		524,664
SOH/AGL Deduction		195,873
ASSESSED VALUE		328,791
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		278,069
TOTAL JUST VALUE		524,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		489,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090470	XFOB	500	04/16/2009
20081461	ADDITION	580	09/18/2008
B040889	XFOB	7,000	06/21/2004
B033709	REPAIR/RRF	6,000	08/21/2003
5247	NEW CONSTR	87,500	02/27/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/0084	7/26/2006	QC	Q	I	01	100
GRANTOR: KIMMEL PAUL & JULIE						
GRANTEE: KIMMEL PAUL & JULIE						
1420/0188	6/15/2006	WD	Q	I		308,000
GRANTOR: GORSKI WILLIAM H & EL						
GRANTEE: KIMMEL PAUL & JULIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 UOP=[YR=1993] N10 W12 S10 E12 $ W26 S40
FGR=[YR=1993] S22 E9 S2 E13 N24 FOP=[YR=1993] E22 N7 W15 N4
W7 S11 $ N5 W8 S5 W14 $ E14 N5 E8 N6 E7 S4 E15 N33 $ PTR= E15
FUS=[YR=1993] E18 S33 W11 N13 W7 N20 $ 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	0812	CONCRETE C	0	100	0	0	1,726.00	SF	4.00	4.00	100	1989	1989	3	54.5	3,763	
2	1242	WD DECK A	0	100	0	0	500.00	SF	10.00	10.00	100	2006	2006	3	24	1,200	
3	0681	POLE SHED	0	100	6	6	36.00	SF	15.00	15.00	100	2006	2006	3	40	216	
4	1272	H-SHUTR MD	0	100	0	0	60.00	UT	146.30	146.30	100	2004	2004	3	21	1,843	
5	1076	TRELLIS A	0	100	10	20	200.00	SF	7.50	7.50	100	2009	2009	3	52	780	

LAND DESCRIPTION

TOTAL OB/XF 7,802

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