

LOT 79
IN OR 1919/1
PIRATES BAY PB5/213

FORAN CAROLE A TRUST/FORAN CAROLE A TRUSTEE
203 LATTICE GATE
PEACHTREE CITY, GA 30269

2025

00-00-31-164B-0079-0000



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
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NEIGHBORHOOD/LOC	1046.00
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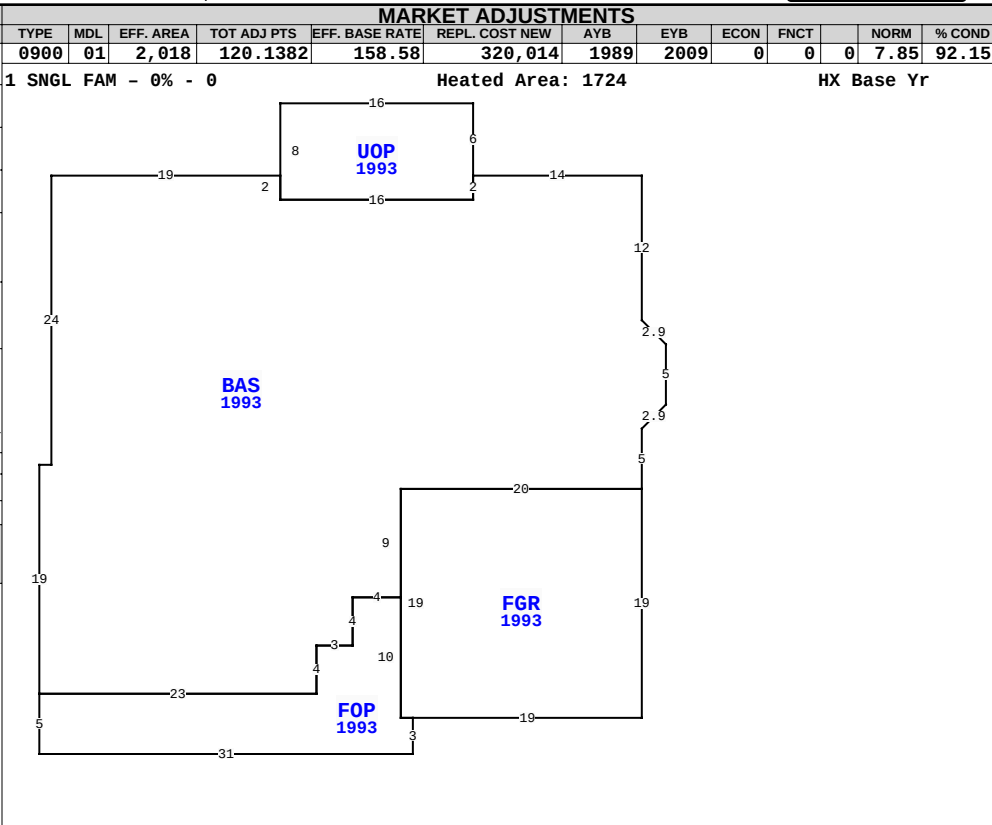
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,724	100	1993	1,724	251,931
FGR	380	55	1993	209	30,541
FOP	197	30	1993	59	8,622
UOP	128	20	1993	26	3,799

TOTALS	2,429			2,018	294,893
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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	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	856.00	SF	5.20
3	0861	POOL GUNIT	0	0	0	0	362.00	SF	85.00
4	0845	KOOL DECK	0	0	0	0	1,102.00	SF	7.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		R-1	0.00	0.00	1.00

REVIEW DATE	05/14/2019	BY	DJA
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2493 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0811	CONCRETE B	0	0	0	0	856.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,426	
3	0861	POOL GUNIT	0	0	0	0	362.00	SF	85.00	85.00	100	1998	1998	3	20	6,154	
4	0845	KOOL DECK	0	0	0	0	1,102.00	SF	7.25	7.25	100	1998	1998	3	73	5,832	

TOTAL OB/XF													16,652	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	1			

Total Acres: 0.00	Total Land Value: 180,000	Market: 0	Agricultural: 0	Common: 180,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										294,893	
TOTAL MARKET OB/XF VALUE										16,652	
TOTAL LAND VALUE - MARKET										180,000	
TOTAL MARKET VALUE										491,545	
SOH/AGL Deduction										38,727	
ASSESSED VALUE										452,818	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										452,818	
TOTAL JUST VALUE										491,545	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										461,007	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042007	REPAIR/RRF	6,000	11/01/2004
B983666	SWIM POOL	12,000	05/05/1998
5580	NEW CONSTR	93,965	09/11/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1919/0001	5/13/2014	WD	U	I	11		100
GRANTOR: FORAN MICHAEL V & CAR							
GRANTEE: FORAN CAROLE A & MI							
1837/1427	1/31/2013	WD	Q	I	02		235,000
GRANTOR: HADDOCK EDD							
GRANTEE: FORAN MICHAEL V & C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W14 UOP=[YR=1993] N6 W16 S8 E16 N2 \$ S2 W16 N2 W19 S24 W1 S19 FOP=[YR=1993] S5 E31 N3 FGR=[YR=1993] E19 N19 W20 S19 E1 \$ W1 N10 W4 S4 W3 S4 W23 \$ E23 N4 E3 N4 E4 N9 E20 N5 R2 U2 N5 L2 U2 N12 \$.									