

LOT 80
IN OR 792/842
PIRATES BAY PB 5/213

ROBLEY MICHAEL A & MICHELLE R
2495 CAPTAIN HOOK DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0080-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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

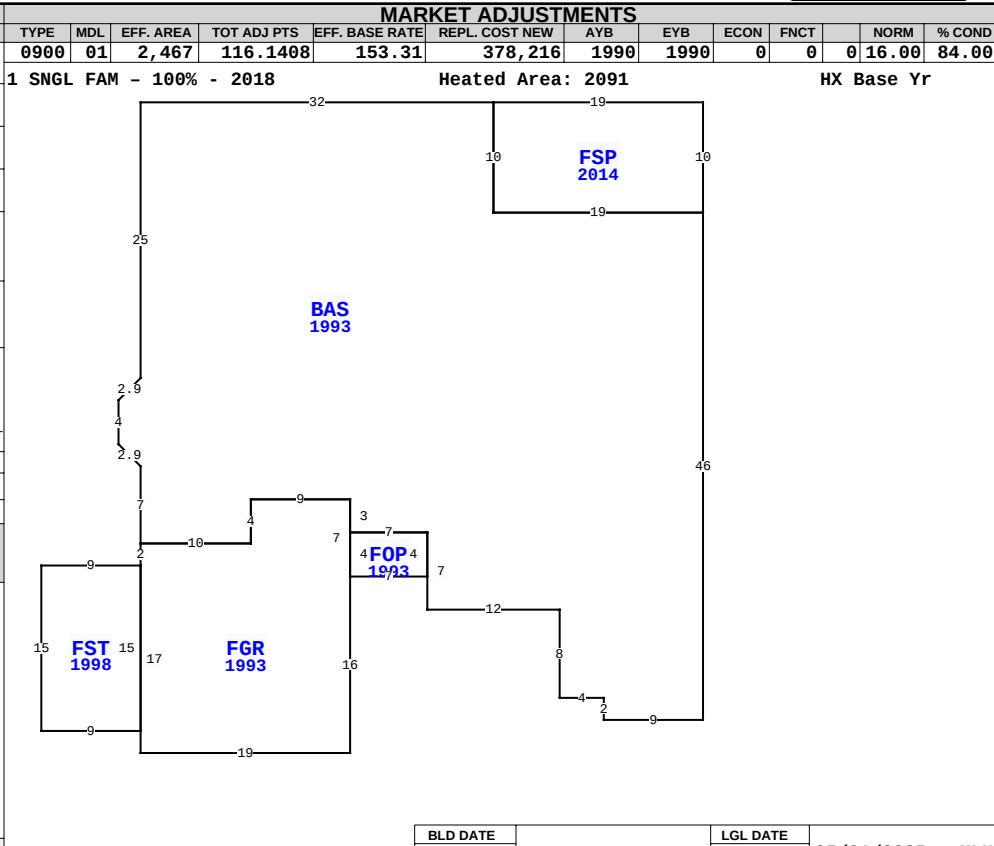
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

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	2,091	100	1993	2,091	269,280
FGR	397	55	1993	218	28,074
FOP	28	30	1993	8	1,030
FSP	190	40	2014	76	9,788
FST	135	55	1998	74	9,530
TOTALS	2,841			2,467	317,701

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	724.00	SF	5.20	5.20	
2	0861	POOL GUNIT	0	100	0	0	399.00	SF	85.00	85.00	
3	0845	KOOL DECK	0	100	0	0	707.00	SF	7.25	7.25	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT	



2495 CAPTAIN HOOK DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/01/2025	MLU
	XF DATE	LAND DATE		
	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		317,701	
TOTAL MARKET OB/XF VALUE		12,671	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		510,372	
SOH/AGL Deduction		65,853	
ASSESSED VALUE		444,519	
TOTAL EXEMPTION VALUE		13	444,519
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		510,372	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		476,991	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142028	SCRNENCL	3,474	09/17/2014
B032555	REPAIR/RRF	2,000	02/21/2003
B958793	REMODEL	3,500	01/13/1995
6270	ADDITION	5,000	11/21/1990
5664	NEW CONSTR	78,575	10/27/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0792/0842	5/06/1997	WD	Q	I	
GRANTOR: DEVLIN STEPHEN J & JA					SALE PRICE
GRANTEE: ROBLEY MICHAEL A &					
0616/0296	1/03/1991	WD	Q	I	
GRANTOR: ATLANTIC BUILDERS					112,400
GRANTEE: DEVLIN STEPHEN & J					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2014] W19 BAS=[YR=1993] W32 S25 D2 L2 S4 R2 D2 S7 FGR=[YR=1993] S2 FST=[YR=1998] W9 S15 E9 N15 \$ S17 E19 N16 FOP=[YR=1993] E7 N4 W7 S4 \$ N7 W9 S4W10 \$ E10 N4 E9 S3 E7 S7 E12 S8 E4 S2 E9 N46 W19 N10 \$ S10 E19 N10 \$.											