LOT 21
PIRATES BAY PB 5/213

YELLEN JOHN
2486 CAPTAIN HOOK DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0021-0000

BUILDING CHARACTERISTICS

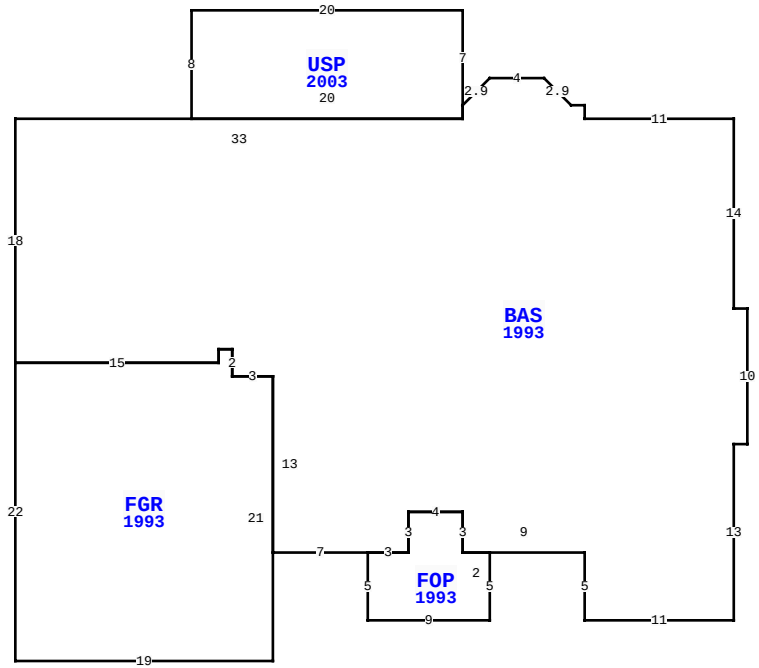
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,506	100	1993	1,506	218,304
FGR	416	55	1993	229	33,195
FOP	57	30	1993	17	2,465
USP	160	30	2003	48	6,958
TOTALS	2,139			1,800	260,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,800	123.0500	171.04	307,872	1993	1993	0	0	0	15.25	84.75

1 SNGL FAM 100% - 2012 Heated Area: 1506 HX Base Yr 2012



2486 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		260,922
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		440,922
SOH/AGL Deduction		254,381
ASSESSED VALUE		186,541
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		135,130
TOTAL JUST VALUE		440,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B033099	ADDITION	3,000	05/15/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2870/942	5/13/2026	QC	U	I	11	100
GRANTOR: YELLEN JOHN & PATRICI						
GRANTEE: YELLEN JOHN						
1742/1413	6/10/2011	TD	Q	I	01	189,000
GRANTOR: ENANDER JOHN E TRUSTE						
GRANTEE: YELLEN JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 N1 W1 U2 L2 W4 D2 L2 USP=[YR=2003] N7 W20 S8 E20 N1 $ S1 W33 S18 FGR=[YR=1993] S22 E19 N21 W3N2 W1 S1 W15$ E15 N1 E1 S2 E3 S13 E7 FOP=[YR=1993] S5 E9 N5 W2 N3 W4 S3 W3$ E3 N3 E4 S3 E9 S5 E11 N13 E1 N10 W1 N14$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 12/28/2023 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS