LOT 24
PIRATES BAY PB 5/213

DALE JEANETTE ANN & KEVIN EARL
2492 CAPTAIN HOOK DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

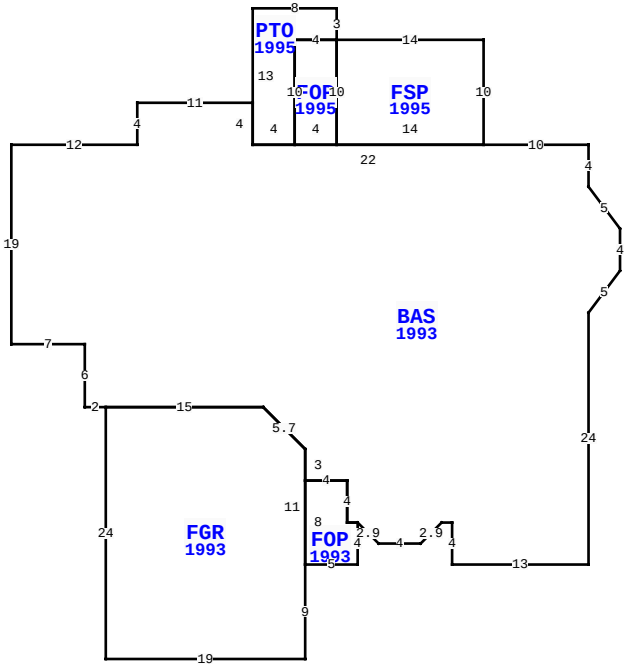
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	10	ABOVE AVG 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,754	100	1993	1,754	275,203
FGR	448	55	1993	246	38,597
FOP	36	30	1993	11	1,726
FOP	40	30	1995	12	1,883
FSP	140	40	1995	56	8,787
PTO	64	5	1995	3	471
TOTALS	2,482			2,082	326,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,082	127.0129	176.55	367,577	1992	2002	0	0	0	11.13	88.87

1 SNGL FAM 100% - 2024 Heated Area: 1754 HX Base Yr 2024



2492 CAPTAIN HOOK DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		326,666
TOTAL MARKET OB/XF VALUE		2,380
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		509,046
SOH/AGL Deduction		18,486
ASSESSED VALUE		490,560
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		439,149
TOTAL JUST VALUE		509,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		496,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071361	REPAIR/RRF	10,754	07/23/2007
20053015	DEMOLITION	0	11/15/2005
B9610033	REPAIR/RRF	4,200	09/13/1996
B8876	ADDITION	3,165	02/16/1995
7342	NEW CONSTR	78,000	09/08/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2586/1894	8/26/2022	WD	Q	I	02	565,000
GRANTOR: LEAHY BRYN N &						
GRANTEE: DALE JEANETTE ANN &						
2200/0077	5/29/2018	WD	Q	I	01	319,900
GRANTOR: THORNBURG KENNERLY &						
GRANTEE: LEAHY BRYN N & RICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 FSP=[YR=1995] N10 W14 PTO=[YR=1995] N3 W8 S13 E4 FOP=[YR=1995] E4 N10 W4 S10$ N10 E4$ S10 E14 $ W22 N4 W11 S4 W12 S19 E7 S6 E2 FGR=[YR=1993] S24 E19 N9 FOP=[YR=1993] E5 N4 W1 N4 W4 S8 $ N11 L4 U4 W15$ E15 D4 R4 S3 E4 S4 E1 D2 R2 E4 R2 U2 E1 S4 E13 N24 U4 R3 N4 U4 L3 N4$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 2,380

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS