

LOT 26
IN OR 720 PG 868
PIRATES BAY PB 5/213

JOHNSON FREDERICK H & SARA A
2496 CAPTAIN HOOK DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 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	1,521	100	1993	1,521	229,963
FGR	400	55	1993	220	33,262
FOP	20	30	1993	6	907
FSP	144	40	1993	58	8,769
TOTALS	2,085			1,805	272,901

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,805	129.4900	179.99	324,882	1989	1989	0	0	0	16.00	84.00	
1 SNGL FAM 100% - 2025 Heated Area: 1521 HX Base Yr													
2496 CAPTAIN HOOK DR, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/01/2025 MLU													

TOTAL OB/XF 2,170													
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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3 62

TOTAL OB/XF 2,170													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		272,901	
TOTAL MARKET OB/XF VALUE		2,170	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		455,071	
SOH/AGL Deduction		0	
ASSESSED VALUE		455,071	
TOTAL EXEMPTION VALUE		13	455,071
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		455,071	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		444,126	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060086	REMODEL	6,700	01/11/2006
5581	NEW CONSTR	94,453	09/11/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0720/0868	12/20/1994	WD	Q	I		93,000	
GRANTOR: KILGORE WALTER E & L J							
GRANTEE: JOHNSON FREDERICK H							
0584/0437	11/22/1989	WD	Q	I		94,500	
GRANTOR: SEAWARD HOMES INC							
GRANTEE: KILGORE WALTER							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W4 N2 W8 S2 W1 FSP=[YR=1993] N3 W16 S9 E16 N6 \$ S6 W16 N6 W19 S24 W1 S6 E1 S13 E11 N3 E11 N2 E2 FOP=[YR=1993] E5 FGR=[YR=1993] S6 E19 N22 W10 S2 W9 S14 \$ N4 W5 S4 \$ N4 E5 N10 E9 N2 E10 N22 \$.													