



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
NEIGHBORHOOD/LOC	1046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,756	100	1993	1,756	241,801
FGR	418	55	1993	230	31,671
FOP	54	30	1993	16	2,203
FSP	280	40	1993	112	15,422

TOTALS	2,508			2,114	291,098
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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	100	0	0	1.00	UT	3,500.00
3	1242	WD DECK A	0	100	0	0	520.00	SF	10.00
4	0820	WOOD WALK	0	100	42	3	126.00	SF	11.75

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

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,114	120.1382	166.99	353,017	1991	1991		0	0	17.54	82.46	
1 SNGL FAM 100% - 2004 Heated Area: 1756 HX Base Yr 2004													

2500 CAPTAIN HOOK DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/01/2025
	INC DATE		AG DATE	MLU

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	1991	1991	3	66	2,310	
3	1242	WD DECK A	0	100	0	0	520.00	SF	10.00	10.00	100	1992	1992	3	20	1,040	
4	0820	WOOD WALK	0	100	42	3	126.00	SF	11.75	11.75	100	1992	1992	3	40	592	

TOTAL OB/XF										3,942							
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

Total Acres: 0.00	Total Land Value: 180,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE					291,098
TOTAL MARKET OB/XF VALUE					3,942
TOTAL LAND VALUE - MARKET					180,000
TOTAL MARKET VALUE					475,040
SOH/AGL Deduction					275,394
ASSESSED VALUE					199,646
TOTAL EXEMPTION VALUE		HX HB WR			56,411
BASE TAXABLE VALUE					143,235
TOTAL JUST VALUE					475,040
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					463,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7060	REMODEL	2,400	05/14/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2807/1775	7/23/2025	QC	U	I	11	100	
GRANTOR: KEGLER BING L							
GRANTEE: KEGLER BING L							
2572/1925	6/16/2022	QC	U	I	11	100	
GRANTOR: KEGLER BING L L/E							
GRANTEE: KEGLER BING L & ERN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W8 FSP=[YR=1993] N10 W28 S10 E28 \$ W30 N2 W8 S2 W2 S42 E13 N2 E10 FOP=[YR=1993] E6 FGR=[YR=1993] S14 E19 N22 W19 S8 \$ N9 W6 S9 \$ N9 E6 S1 E19 N32 \$.									