LOT 31
PIRATES BAY PB 5/213

KAPLAN RACHEL GAY & ROBERT CRAIG
2526 CAPTAIN HOOK DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0031-0000

BUILDING CHARACTERISTICS

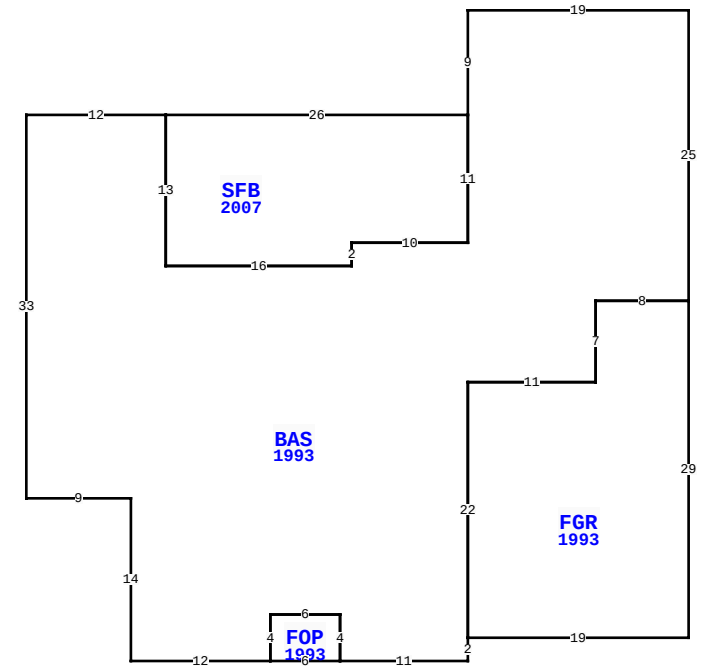
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,870	100	1993	1,870	277,235
FGR	474	55	1993	261	38,694
FOP	24	30	1993	7	1,038
SFB	318	80	2007	254	37,656
TOTALS	2,686			2,392	354,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,392	123.5192	171.69	410,682	1990	1997	0	0	0	13.65	86.35

1 SNGL FAM 100% - 2026 Heated Area: 2124 HX Base Yr 2026



2526 CAPTAIN HOOK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
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		354,624
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		581,864
SOH/AGL Deduction		90,578
ASSESSED VALUE		491,286
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		439,875
TOTAL JUST VALUE		581,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		568,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080307	REPAIR/RRF	3,500	02/29/2008
5820B	NEW CONSTR	96,145	02/28/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2787/1354	5/14/2025	WD	Q	I	01	670,000
GRANTOR: RUTAN SUSAN M &						
GRANTEE: KAPLAN RACHEL GAY &						
2231/1424	10/18/2018	WD	Q	I	02	342,500
GRANTOR: RINGEL JOY A						
GRANTEE: RUTAN SUSAN M & VIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 S9 SFB=[YR=2007] W26 S13 E16 N2 E10 N11$ S11 W10 S2 W16 N13 W12 S33 E9 S14 E12 FOP=[YR=1993] E6 N4 W6 S4$ N4 E6 S4 E11 N2 FGR=[YR=1993] E19N29 W8 S7 W11 S22$ N22 E11 N7 E8 N25$.

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	1990	1990	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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	1.25	180,000.00	225,000.00	225,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/09/2026 BY SYS