

LOT 32
IN OR 2121/681
PIRATES BAY PB5/213

ZIEGLER PENELOPE P & WANNER CLARA E
2669 CAPTAIN HOOK DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0032-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
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		

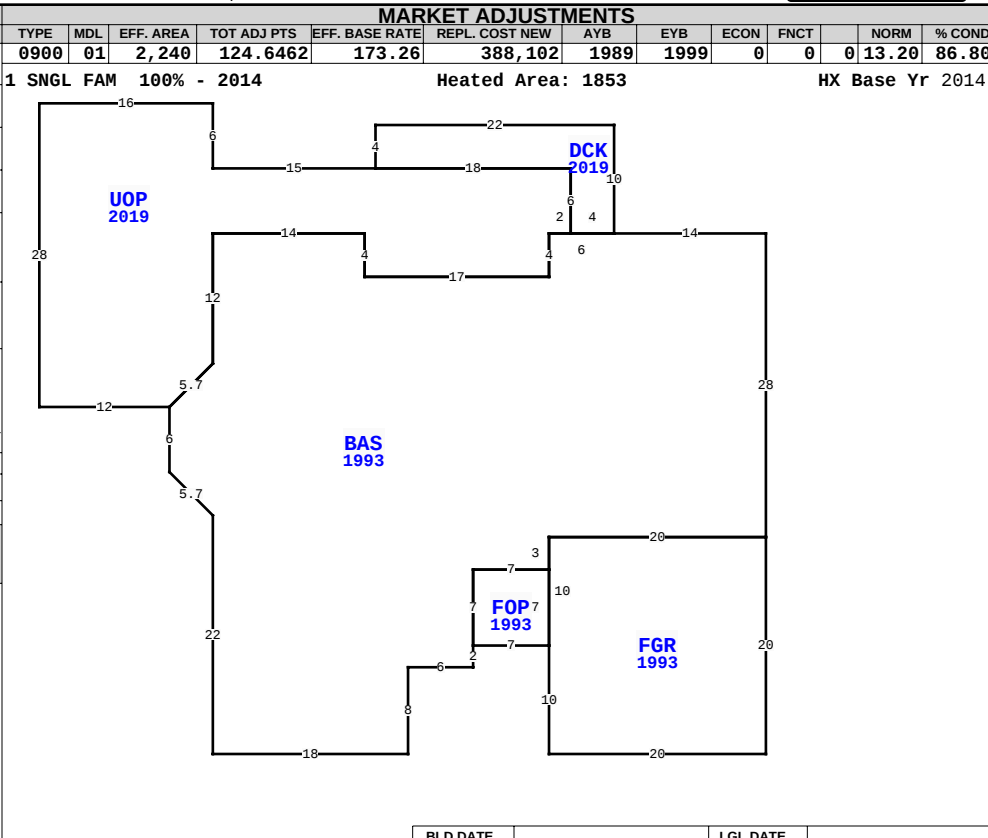
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,853	100	1993	1,853	278,672
DCK	112	10	2019	11	1,654
FGR	400	55	1993	220	33,086
FOP	49	30	1993	15	2,256
UOP	706	20	2019	141	21,205
TOTALS	3,120			2,240	336,873

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2017	2017	04	95	47,500	
4	0911	SCRN RM A	0	100	0	0	616.00	SF	18.00	18.00	100	2017	2017	3	70	7,762	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C
		RES

REVIEW DATE	01/01/2023	BY	CD
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2669 CAPTAIN HOOK DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/01/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	1989	1989	3	62	2,170	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	2017	2017	04	95	47,500	
4	0911	SCRN RM A	0	100	0	0	616.00	SF	18.00	2017	2017	3	70	7,762	

LAND DESCRIPTION		
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1	000100	C
		RES

REVIEW DATE	01/01/2023	BY	CD
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Total Acres:	0.00	Total Land Value:	225,000	Market:	0	Agricultural:	0	Common:	225,000
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NASSAU COUNTY PROPERTY		
PAGE 1 of 1	2	
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	336,873	
TOTAL MARKET OB/XF VALUE	57,432	
TOTAL LAND VALUE - MARKET	225,000	
TOTAL MARKET VALUE	619,305	
SOH/AGL Deduction	246,207	
ASSESSED VALUE	373,098	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	321,687	
TOTAL JUST VALUE	619,305	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	593,434	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172265	SCRNROM	19,088	07/24/2017
20170211	SWIM POOL	40,000	01/17/2017
20121474	ROOF	9,000	07/24/2012
B990242	ADDITION	10,750	04/16/1999
5506	NEW CONSTR	83,545	08/02/1989

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2121/0681	5/15/2017	QC U
GRANTOR: ZIEGLER PENELOPE P &		
GRANTEE: ZIEGLER PENELOPE P		
1855/1839	4/08/2013	WD Q I 01
GRANTOR: GLENNY JOHN P & PATRI		
GRANTEE: ZIEGLER PENELOPE P		

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993]	W14	DCK=[YR=2019]
N6	W16	S28
E12	U4	R4
N12	E14	S4
E17	N4	E2
N6	W18	E18
S6	E4	W6
S4	W17	N4
W14	S12	L4
D4	S6	D4
R4	S22	E18
N8	E6	N2
FOP=[YR=1993]	E7	FGR=[YR=1993]
S10E20	N20	W20
S10	\$	N7
W7	\$	S7
N7	E7N3	E20
N28	\$	

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