LOT 77
PIRATES BAY PB 5/213

**PUCKETT ROSALIND P &/JAMERSON GLENN EDWARD**
2489 CAPTAIN HOOK DR
FERNANDINA BEACH, FL 32034-7911

**2026**

**00-00-31-164B-0077-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

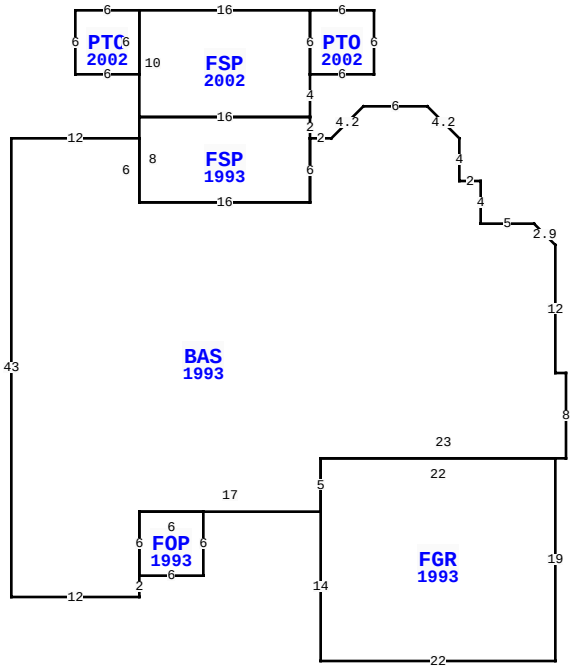
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 90 |
| Exterior Wall | 20 | FACE BRICK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 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 | 1,644 | 100 | 1993 | 1,644 | 229,711 |
| FGR | 418 | 55 | 1993 | 230 | 32,138 |
| FOP | 36 | 30 | 1993 | 11 | 1,537 |
| FSP | 128 | 40 | 1993 | 51 | 7,126 |
| FSP | 160 | 40 | 2002 | 64 | 8,942 |
| PTO | 36 | 5 | 2002 | 2 | 279 |
| PTO | 36 | 5 | 2002 | 2 | 279 |
| TOTALS | 2,458 | | | 2,004 | 280,013 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,004 | 119.8001 | 166.52 | 333,706 | 1993 | 1993 | 0 | 0 | 0 | 16.09 | 83.91 |

1 SNGL FAM 100% - 2003 Heated Area: 1644 HX Base Yr 2003




2489 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 | | 280,013 |
| TOTAL MARKET OB/XF VALUE | | 2,450 |
| TOTAL LAND VALUE - MARKET | | 180,000 |
| TOTAL MARKET VALUE | | 462,463 |
| SOH/AGL Deduction | | 266,927 |
| ASSESSED VALUE | | 195,536 |
| TOTAL EXEMPTION VALUE | HX HB SX | 101,411 |
| BASE TAXABLE VALUE | | 94,125 |
| TOTAL JUST VALUE | | 462,463 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 453,206 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20112135 | REPAIR/RRF | 8,600 | 11/29/2011 |
| B021772 | ADDITION | 5,000 | 10/11/2002 |
| 7472 | NEW CONSTR | 69,515 | 12/21/1992 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2500/0954 | 9/10/2021 | QC | U | I | 11 | 100 |
| GRANTOR: PUCKETT PRISCILLA W N | | | | | | |
| GRANTEE: PUCKETT ROSALIND P | | | | | | |
| 1062/0591 | 6/13/2002 | WD | Q | I | | 151,000 |
| GRANTOR: KASTENSMIDT JOHN M & | | | | | | |
| GRANTEE: PUCKETT PRISCILLA W | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W1 N12 U2 L2 W5 N4 W2 N4 L3 U3 W6 D3 L3 W2 FSP=[YR=1993] N2 FSP=[YR=2002] N4 PTO=[YR=2002] E6 N6 W6 S6 $ N6 W16 PTO=[YR=2002] W6 S6 E6 N6 $ S10 E16 $ W16 S8 E16 N6 $S6 W16 N6 W12 S43 E12 N2 FOP=[YR=1993] E6 N6 W6 S6 $ N6 E17 FGR=[YR=1993] S14 E22 N19 W22 S5 $ N5 E23 N8 $ .

### 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 | 1993 | 1993 | 3 | 70 | 2,450 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,450

| 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