

LOT 78  
IN OR 1432/84  
PIRATES BAY PB 5/213

KIMMEL PAUL & JULIE  
2491 CAPTAIN HOOK DR  
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0078-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 80     |
| Exterior Wall            | 12 | CEDAR 20       |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 11 | CLAY TILE 50   |
| Interior Floor           | 14 | CARPET 50      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 3  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 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       | 1,538            | 100         | 1993 | 1,538        | 224,445              |
| FGR       | 550              | 55          | 1993 | 302          | 44,072               |
| FOP       | 182              | 30          | 1993 | 55           | 8,026                |
| FUS       | 503              | 100         | 1993 | 503          | 73,405               |
| UOP       | 120              | 20          | 1993 | 24           | 3,503                |

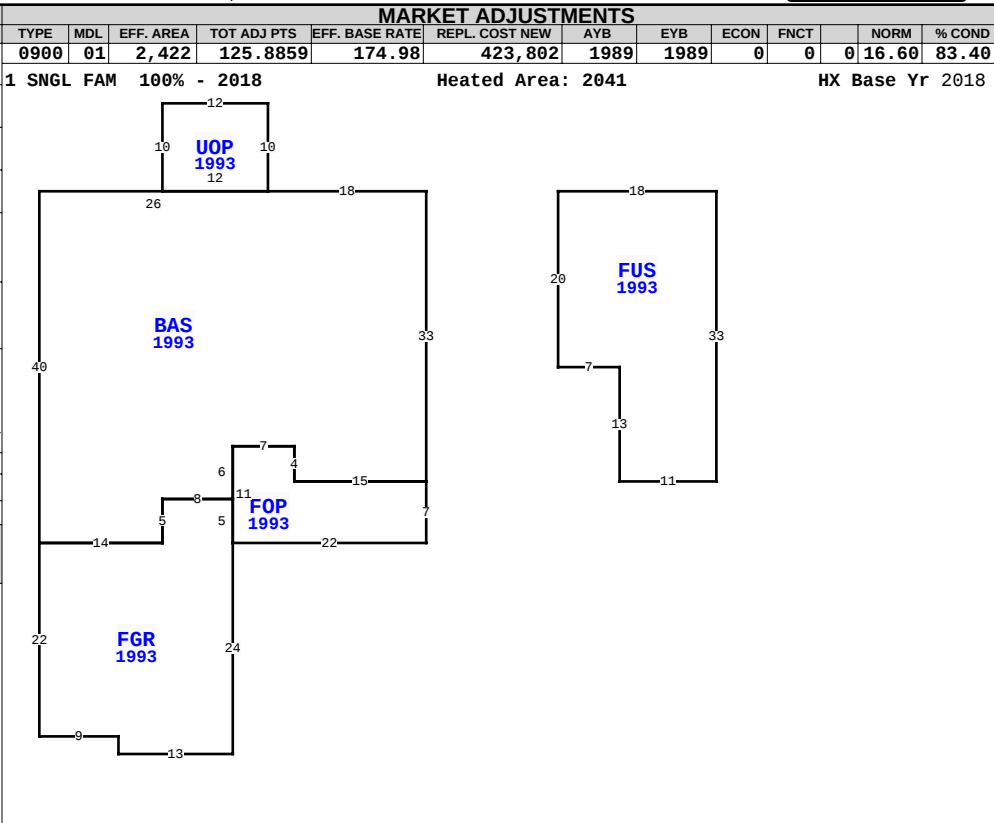
TOTALS 2,893 2,422 353,451

#### 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 |
|-----|------------|-------------|---------|----|----|--------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 2   | 1242       | WD DECK A   | 0 100   | 0  | 0  | 500.00 | SF | 10.00 | 10.00          | 100       | 2006    | 2006        | 3 | 22     | 1,100           |       |
| 3   | 0681       | POLE SHED   | 0 100   | 6  | 6  | 36.00  | SF | 15.00 | 15.00          | 100       | 2006    | 2006        | 3 | 36     | 194             |       |
| 5   | 1076       | TRELLIS A   | 0 100   | 10 | 20 | 200.00 | SF | 7.50  | 7.50           | 100       | 2009    | 2009        | 3 | 85     | 1,275           |       |

#### LAND DESCRIPTION

| 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 | 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    |                             |      |         |      |     |    |        |



2491 CAPTAIN HOOK DR, FERNANDINA BEACH

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 2 |
|---------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |             |   |
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 2              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 353,451     |   |
| TOTAL MARKET OB/XF VALUE  |  | 2,569       |   |
| TOTAL LAND VALUE - MARKET |  | 180,000     |   |
| TOTAL MARKET VALUE        |  | 536,020     |   |
| SOH/AGL Deduction         |  | 198,352     |   |
| ASSESSED VALUE            |  | 337,668     |   |
| TOTAL EXEMPTION VALUE     |  | 51,411      |   |
| BASE TAXABLE VALUE        |  | 286,257     |   |
| TOTAL JUST VALUE          |  | 536,020     |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 524,664     |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20090470   | XFOB        | 500    | 04/16/2009 |
| 20081461   | ADDITION    | 580    | 09/18/2008 |
| B040889    | XFOB        | 7,000  | 06/21/2004 |
| B033709    | REPAIR/RRF  | 6,000  | 08/21/2003 |
| 5247       | NEW CONSTR  | 87,500 | 02/27/1989 |

| SALES DATA        |           |           |     |     |        |            |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1432/0084         | 7/26/2006 | QC        | Q   | I   | 01     | 100        |

GRANTOR: KIMMEL PAUL & JULIE  
GRANTEE: KIMMEL PAUL & JULIE  
1420/0188 6/15/2006 WD Q I 308,000  
GRANTOR: GORSKI WILLIAM H & EL  
GRANTEE: KIMMEL PAUL & JULIE

#### BUILDING NOTES

BUILDING DIMENSIONS  
BAS=[YR=1993] W18 UOP=[YR=1993] N10 W12 S10 E12 \$ W26 S40  
FGR=[YR=1993] S22 E9 S2 E13 N24 FOP=[YR=1993] E22 N7 W15 N4  
W7 S11 \$ N5 W8 S5 W14 \$ E14 N5 E8 N6 E7 S4 E15 N33 \$ PTR= E15  
FUS=[YR=1993] E18 S33 W11 N13 W7 N20 \$ W15 \$ .