LOT 79
IN OR 1919/1
PIRATES BAY PB5/213

FORAN CAROLE A TRUST/FORAN CAROLE A TRUSTEE
203 LATTICE GATE
PEACHTREE CITY, GA 30269

2026

00-00-31-164B-0079-0000

BUILDING CHARACTERISTICS

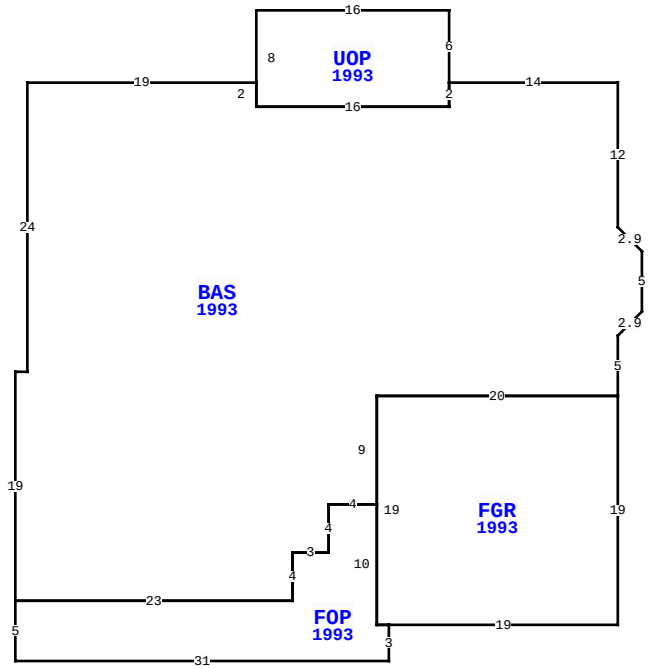
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,724	100	1993	1,724	263,708
FGR	380	55	1993	209	31,969
FOP	197	30	1993	59	9,024
UOP	128	20	1993	26	3,977
TOTALS	2,429			2,018	308,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,018	120.1382	166.99	336,986	1989	2009	0	0	0	8.40	91.60

1 SNGL FAM 0% - 0 Heated Area: 1724 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

2493 CAPTAIN HOOK DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	308,679
TOTAL MARKET OB/XF VALUE	44,670
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	533,349
SOH/AGL Deduction	35,249
ASSESSED VALUE	498,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	498,100
TOTAL JUST VALUE	533,349
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	491,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042007	REPAIR/RRF	6,000	11/01/2004
B983666	SWIM POOL	12,000	05/05/1998
5580	NEW CONSTR	93,965	09/11/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1919/0001	5/13/2014	WD	U	I	11	100
GRANTOR: FORAN MICHAEL V & CAR						
GRANTEE: FORAN CAROLE A & MI						
1837/1427	1/31/2013	WD	Q	I	02	235,000
GRANTOR: HADDOCK EDD						
GRANTEE: FORAN MICHAEL V & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 UOP=[YR=1993] N6 W16 S8 E16 N2 $ S2 W16 N2 W19 S24 W1 S19 FOP=[YR=1993] S5 E31 N3 FGR=[YR=1993] E19 N19 W20 S19 E1 $ W1 N10 W4 S4 W3 S4 W23 $ E23 N4 E3 N4 E4 N9 E20 N5 R2 U2 N5 L2 U2 N12 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
3	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	1998	1998	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 44,670

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	0		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