LOT 87
PIRATES BAY PB 5/213

AYSCUE ELLIS DANIEL & NANCY LYNN L/E/
2487 CAPTAIN HOOK DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0087-0000

BUILDING CHARACTERISTICS

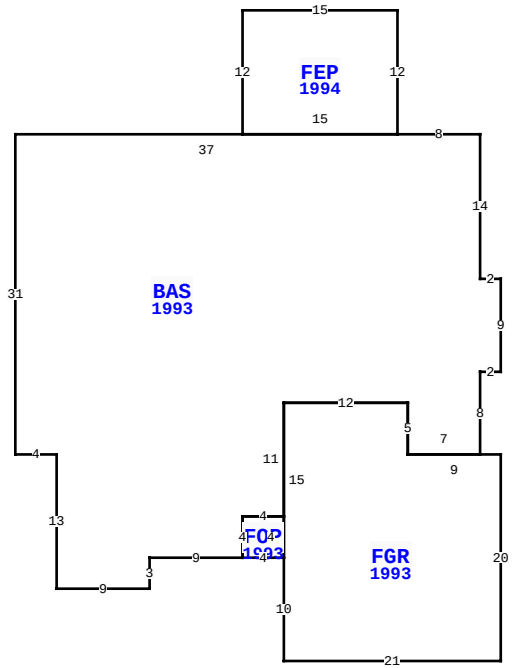
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,584	100	1993	1,584	243,331
FEP	180	80	1994	144	22,121
FGR	480	55	1993	264	40,555
FOP	16	30	1993	5	768
TOTALS	2,260			1,997	306,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,997	123.1811	171.22	341,926	1990	2005	0	0	0	10.28	89.72

1 SNGL FAM 100% - 2024 Heated Area: 1584 HX Base Yr 2024



2487 CAPTAIN HOOK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		306,776
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		486,776
SOH/AGL Deduction		169,441
ASSESSED VALUE		317,335
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		265,924
TOTAL JUST VALUE		486,776
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6076	NEW CONSTR	54,635	07/13/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2783/207	4/23/2025	LE	U	I	11	100
GRANTOR: AYSCUE ELLIS DANIEL &						
GRANTEE: AYSCUE DARRON CHRIS						
2682/1443	11/30/2023	WD	Q	I	01	545,000
GRANTOR: MCLVER EDWARD M & SUS						
GRANTEE: AYSCUE ELLIS DANIEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 FEP=[YR=1994] N12 W15 S12 E15 $ W37 S31 E4 S13 E9 N3 E9 FOP=[YR=1993] E4 FGR=[YR=1993] S10 E21 N20 W9 N5 W12 S15 $ N4 W4 S4 $ N4 E4 N11 E12 S5 E7 N8 E2 N9 W2 N14 $.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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