

GRUBNER JOHN B & GEORGIANNA
2209 CAPTAIN KIDD DR
FERNANDINA BEACH, FL 32034

00-00-31-143B-0003-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 05 AVERAGE 100										0900 01 1,845 121.6600 144.47 266,547 1993 1995 0 0 0 13.25 86.75										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 2002 Heated Area: 1455 HX Base Yr 2002										Tax Group: 2 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 231,230									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 7,590									
Interior Floo 14 CARPET 80																				TOTAL LAND VALUE - MARKET 143,000									
Interior Floo 11 CLAY TILE 20																				TOTAL MARKET VALUE 381,820									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 208,566									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 173,254									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms 2 100																				BASE TAXABLE VALUE 123,254									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 381,820									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 386,507									
Quality 05 Quality Level 05																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				7757 NEW CONSTR 58,910 06/16/1993									
MAP NUM MKT AREA 01																													
NEIGHBORHOOD/LOC 1046.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,455 100 1,455 182,352																													
FEP 192 80 154 19,300																													
FGR 380 55 209 26,193																													
FOP 91 30 27 3,384																													
TOTALS 2,118 1,845 231,230																													
EXTRA FEATURES										2209 CAPTAIN KIDD DR, FERNANDINA BEACH																			
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 0811 CONCRETE B 0 100 39 16 624.00 SF 5.20 5.20 100 1993 1993 3 68 2,206																													
2 0810 CONCRETE A 0 100 0 0 121.00 SF 6.50 6.50 100 1993 1993 3 68 535																													
3 0810 CONCRETE A 0 100 0 0 334.00 SF 6.50 6.50 100 1998 1998 3 77 1,672																													
4 0300 BOAT DCK W 0 100 11 10 110.00 SF 12.00 12.00 100 2010 2010 3 64 845																													
5 0476 VF 6 SBPL 0 100 0 0 67.00 LF 32.00 32.00 100 2012 2012 3 85 1,822																													
6 0470 VNYL GATE 0 100 0 0 2.00 UT 300.00 300.00 100 2012 2012 3 85 510																													
LAND DESCRIPTION										TOTAL OB/XF 7,590																			
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 000134 C SFR POND 100 0.00 0.00 1.00 LT 1.00 1.00 1.10 130,000.00 143,000.00 143,000																													
REVIEW DATE 01/14/2021 BY TWA										Total Acres: 0.00 Total Land Value: 143,000 Market: 0 Agricultural: 0 Common: 143,000										PRINTED 08/02/2023 BY SYS									