

LOT 4
IN OR 2233/243
LAKEWOOD #4 PB 5/245

STATION MICHAEL W & RACHEL D
2159 CAPTAIN KIDD DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-143B-0004-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																
Exterior Wall	10	ABOVE AVG 100	0900	01	1,786	122.9800	146.04	260,827	1993	1995	0	0	0	13.00	87.00	VALUATION SUMMARY															
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2019													Heated Area: 1455															
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019															
Interior Wall	05	DRYWALL 100																													
Interior Floo	14	CARPET 60																													
Interior Floo	13	LVT/LAMMT 40																													
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			05	Quality Level 05																											
DOR CODE			0100	SINGLE FAMILY																											
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	184,865																											
FGR	380	55	209	26,554																											
FOP	85	30	26	3,303																											
FSP	240	40	96	12,197																											
TOTALS			2,160	1,786	226,919																										
EXTRA FEATURES					2159 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660															
2	0811	CONCRETE B	0	100	39	17	663.00	SF	5.20	5.20	100	1993	1993	3	68	2,344															
3	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	1993	1993	3	68	398															
4	0300	BOAT DCK W	0	100	13	10	130.00	SF	40.00	40.00	100	1994	1994	3	23	1,196															
5	1242	WD DECK A	0	100	0	0	284.00	SF	10.00	10.00	100	2003	2003	3	22	625															
6	0851	PATIO STON	0	100	0	0	71.00	SF	0.75	0.75	100	2003	2003	3	84	45															
7	0825	BRICK	0	100	0	0	33.00	SF	12.50	12.50	100	2003	2003	3	96	396															
8	0476	VF 6 SBPL	0	100	0	0	81.00	LF	32.00	32.00	100	2012	2012	3	85	2,203															
9	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2012	2012	3	85	510															
TOTAL OB/XF 10,377																															
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE														
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																															

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2233/0243	10/26/2018	WD	Q	I	02	325,000
GRANTOR: MORSE DONALD A & BARB						
GRANTEE: STATION MICHAEL W &						
1101/1693	12/18/2002	WD	Q	I		157,000
GRANTOR: KISOR JAY G & LORETTA						
GRANTEE: MORSE DONALD A & BA						

BUILDING DIMENSIONS

BAS=[YR=1993] W5 FSP=[YR=2003] N12 W20 S12 E20\$ W42 S30 E3 S1 E8 N1 E3 FOP=[YR=1993] S6 E14 FGR=[YR=1993] S16 E19 N20 W19 S4\$ N6W2 S2 W7 N5 W5 S3\$ N3 E5 S5 E7N2 E2 S2 E19 N32\$.