LOT 44
IN OR 1504/1291
LAKEWOOD #4 PB 5/245

SMITH JANET PITTS
2140 CAPTAIN KIDD DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-143B-0044-0000

BUILDING CHARACTERISTICS

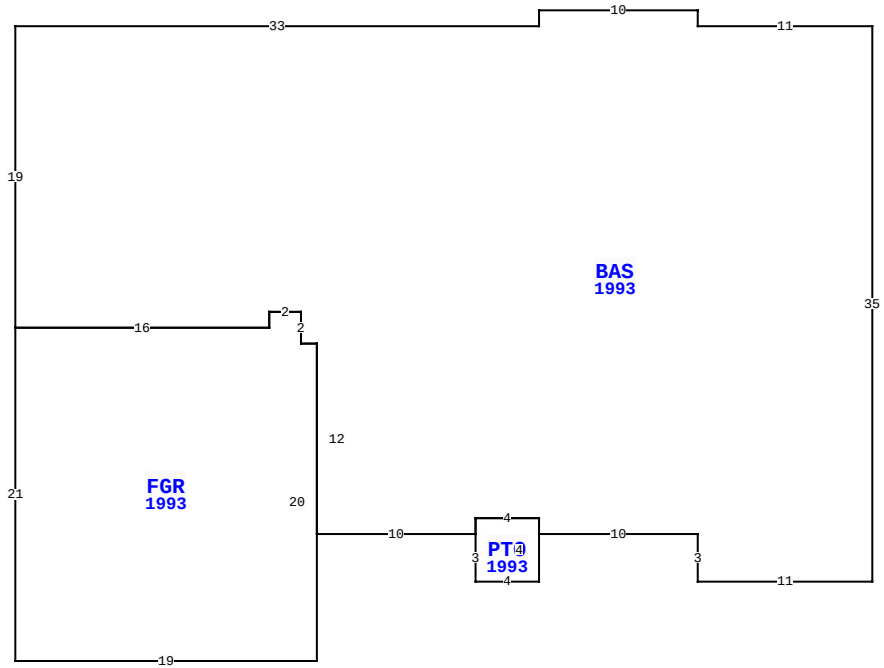
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,519	100	1,519	180,995
FGR	400	55	220	26,214
PTO	16	5	1	119
TOTALS	1,935		1,740	207,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,740	117.7000	139.77	243,200	1992	1992	0	0	0	14.75	85.25

1 SNGL FAM – 100% - 2008 Heated Area: 1519 HX Base Yr 2008



2140 CAPTAIN KIDD DR, FERNANDINA BEACH

BLD DATE	03/14/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		207,328
TOTAL MARKET OB/XF VALUE		5,806
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		343,134
SOH/AGL Deduction		174,693
ASSESSED VALUE		168,441
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		113,441
TOTAL JUST VALUE		343,134
NCON VALUE		704
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111640	REPAIR/RRF	10,905	09/19/2011
6857	NEW CONSTR	65,420	01/08/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1504/1291	6/08/2007	WD	Q	I		246,000
GRANTOR: DOOLEY BRYAN K & DIA						
GRANTEE: SMITH JANET PITTS						
1140/1014	5/28/2003	WD	Q	I		158,500
GRANTOR: EMERY EDWARD W & LOIS						
GRANTEE: DOOLEY BRYAN K & DI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 N1 W10 S1 W33 S19 FGR=[YR=1993] S21 E19 N20 W1 N2 W2 S1 W16$ E16 N1 E2 S2 E1 S12 E10 PTO=[YR=1993] S3 E4 N4 W4 S1$ N1 E4 S1 E10 S3 E11 N35$.

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	0811	CONCRETE B	0	100	0	0	732.00	SF	5.20	5.20	100	1992	1992	3	66	2,512	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	
3	0755	FSP	0	100	16	11	176.00	SF	20.00	20.00	100	1997	1997	3	20	704	

LAND DESCRIPTION

TOTAL OB/XF 5,806

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000							

REVIEW DATE 05/08/2019 BY DJA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS