

LOT 56
IN OR 1597/1175
PIRATES BAY PB5/213

ZAGRODNY MICHAEL & BERNADETTE
2367 CAPTAIN KIDD DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-164B-0056-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
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NEIGHBORHOOD/LOC	1046.00
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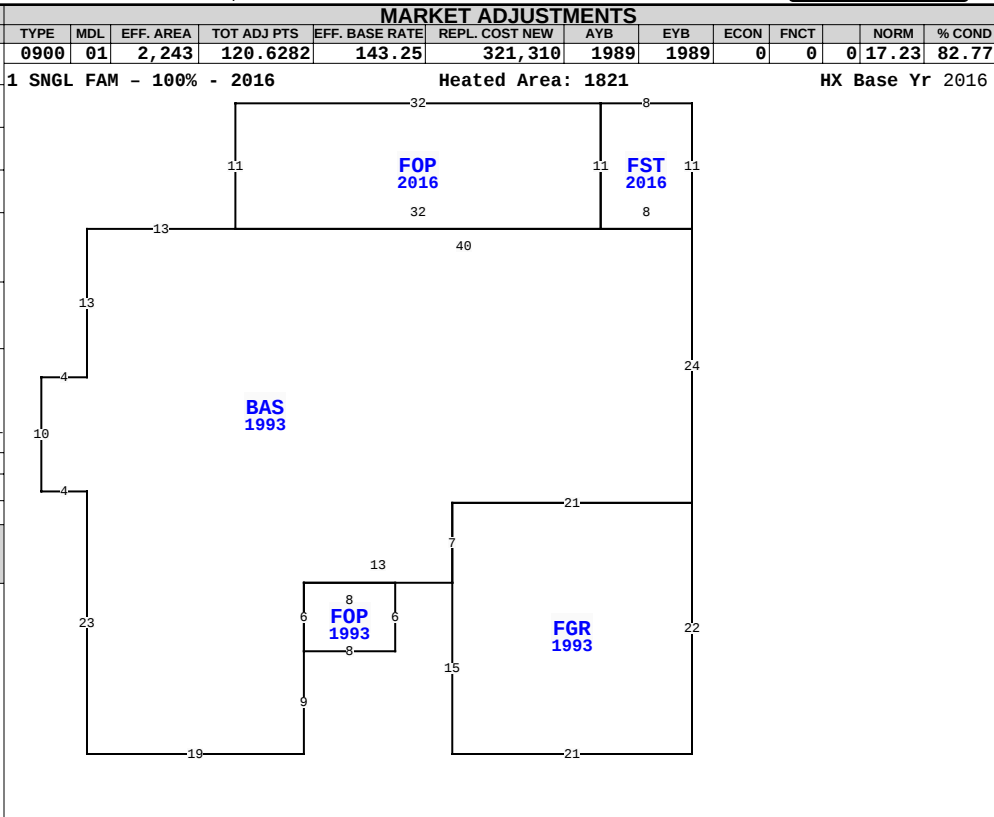
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,821	100	1,821	215,912
FGR	462	55	254	30,117
FOP	48	30	14	1,660
FOP	352	30	106	12,569
FST	88	55	48	5,691

TOTALS	2,771		2,243	265,948
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EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989
2	0811	CONCRETE B	0	100	0	0	788.00	SF	5.20	5.20	100	1989
3	0845	KOOL DECK	0	100	0	0	444.00	SF	7.25	7.25	100	1990
5	0810	CONCRETE A	0	100	0	0	79.00	SF	6.50	6.50	100	1989
6	0811	CONCRETE B	0	100	0	0	570.00	SF	5.20	5.20	100	1990

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00

REVIEW DATE	12/28/2022	BY	TWA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF												
8,958												

TOTAL OB/XF												
8,958												

Total Acres:	0.00	Total Land Value:	130,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		265,948	
TOTAL MARKET OB/XF VALUE		8,958	
TOTAL LAND VALUE - MARKET		130,000	
TOTAL MARKET VALUE		404,906	
SOH/AGL Deduction		144,534	
ASSESSED VALUE		260,372	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		210,372	
TOTAL JUST VALUE		404,906	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		409,477	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160358	FOP400SF	20,000	02/11/2016
20131348	ROOF	6,000	06/13/2013
5986	SWIM POOL	8,000	05/16/1990
5274	NEW CONSTR	78,995	03/16/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1597/1175	12/16/2008	WD	Q	I		267,000	
GRANTOR: PEEK JOANN R & JAMES							
GRANTEE: ZAGRODNY MICHAEL P							
1340/1825	8/11/2005	WD	Q	I		275,000	
GRANTOR: REACH KENNETH A & PAT							
GRANTEE: PEEK JOANN R & JAME							

BUILDING NOTES												
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BUILDING DIMENSIONS												
FST=[YR=2016] W8 FOP=[YR=2016] W32 S11 BAS=[YR=1993] W13 S13 W4 S10 E4 S23 E19 N9 FOP=[YR=1993] E8 N6 W8 S6 \$ N6 E13 FGR=[YR=1993] S15 E21 N22 W21 S7 \$ N7 E21 N24 W40\$ E32 N11\$ S11 E8 N11\$.												