

LOT 57
IN OR 1906/1300
PIRATES BAY PB 5/213

TOWNSEND TRUST/TOWNSEND LYLE R TRUSTEE
2351 CAPTAIN KIDD DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-164B-0057-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 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	

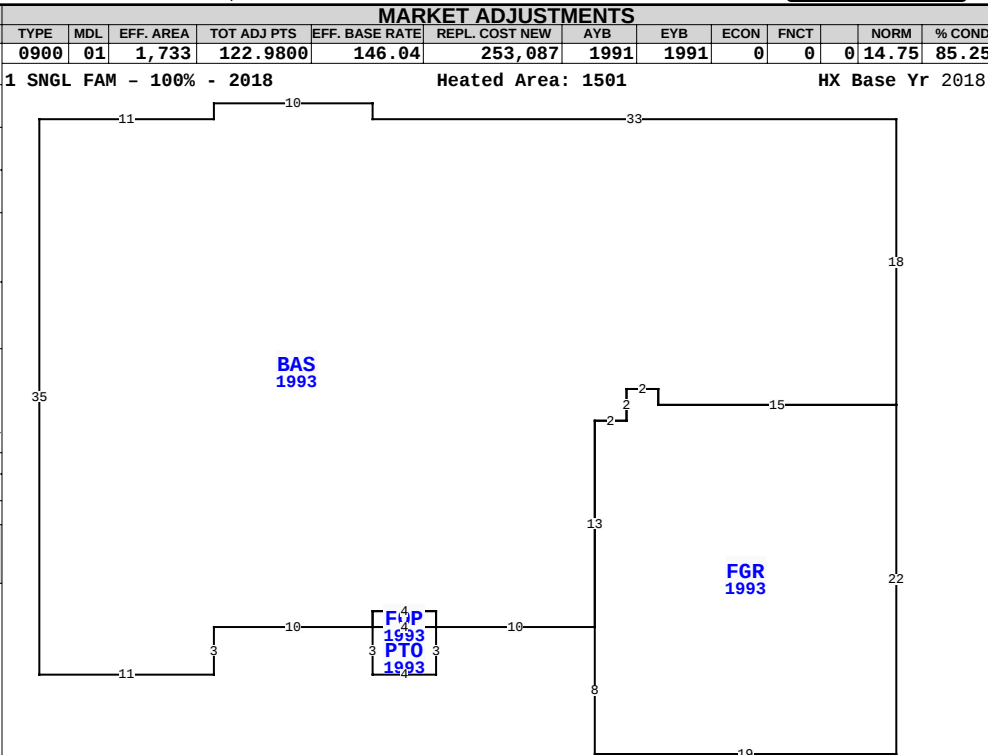
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,501	100	1,501	186,873
FGR	418	55	230	28,635
FOP	4	30	1	124
PTO	12	5	1	124

TOTALS	1,935		1,733	215,757
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	834.00	SF	5.20	
4	0756	FEP	0 100	20	12	240.00	SF	27.00	
5	0754	FOP	0 100	4	12	48.00	SF	15.00	

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

REVIEW DATE	05/13/2019	BY	DJA
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2351 CAPTAIN KIDD DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	1991	1991	3	72	2,520	
2	0811	CONCRETE B	0 100	0	0	834.00	SF	5.20	5.20	100	1991	1991	3	64	2,776	
4	0756	FEP	0 100	20	12	240.00	SF	27.00	27.00	100	2005	2005	3	27	1,750	
5	0754	FOP	0 100	4	12	48.00	SF	15.00	15.00	100	2005	2005	3	27	194	

TOTAL OB/XF										7,240						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00

Total Acres: 0.00	Total Land Value: 130,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		215,757	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		352,997	
SOH/AGL Deduction		ASSESSED VALUE		261,041	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE		TOTAL JUST VALUE		352,997	
NCON VALUE		INCOME VALUE		1,750	
PREVIOUS YEAR MKT VALUE				359,172	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053234	REMODEL	2,000	12/22/2005
20052858	REMODEL	20,000	10/13/2005
6720	NEW CONSTR	65,420	09/05/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1906/1300	1/31/2014	QC	U	I	11
GRANTOR: TOWNSEND LYLE R & TAR					SALE PRICE
GRANTEE: TOWNSEND LYLE R & T					100
1663/0256	2/12/2010	WD	Q	I	01
GRANTOR: SWARINGEN JAMES B & D					238,500
GRANTEE: TOWNSEND LYLE R & T					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W33 N1 W10 S1 W11 S35 E11 N3 E10 PTO=[YR=1993] S3 E4 N3 FOP=[YR=1993] N1 W4 S1 E4\$ W4\$ N1 E4 S1 E10 FGR=[YR=1993] S8 E19 N22 W15 N1 W2 S2 W2 S13\$ N13 E2 N2 E2 S1 E15 N18\$.									