

LOT 60
IN OR 1636/44
PIRATES BAY PB5/213

SIMONEAU ROBERT G & MAUREEN S
2315 CAPTAIN KIDD DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-164B-0060-0000



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	13	LVT/LAMMT 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	1,834	100	1,834	227,719
FGR	418	55	230	28,558
FOP	108	30	32	3,974
UOP	99	20	20	2,483
USP	300	30	90	11,175

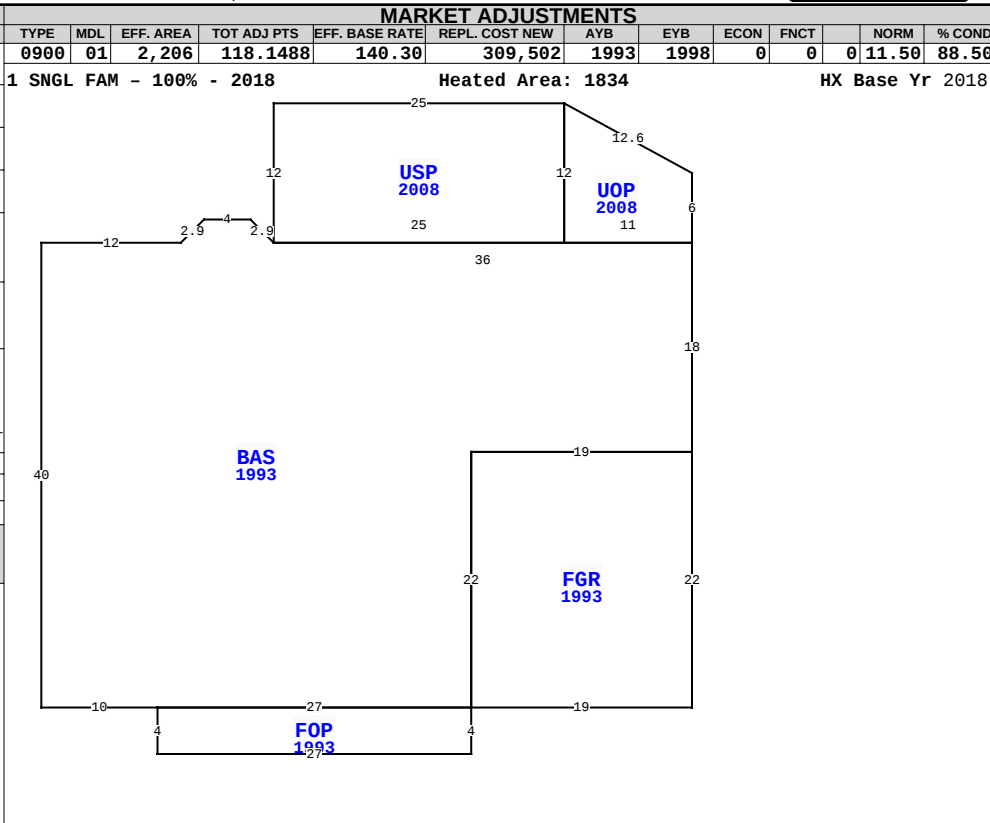
TOTALS 2,759 2,206 273,909

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	44	16	704.00	SF	5.20	5.20	100	1993	1993	3	68	2,489	
2	0810	CONCRETE A	0	100	0	0	64.00	SF	6.50	6.50	100	1993	1993	3	68	283	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
4	1242	WD DECK A	0	100	0	0	135.00	SF	10.00	10.00	100	2005	2005	3	27	365	
5	1242	WD DECK A	0	100	12	6	72.00	SF	10.00	10.00	100	2008	2008	3	40	288	
6	0820	WOOD WALK	0	100	0	0	19.00	SF	11.75	11.75	100	2008	2008	3	40	89	
7	0476	VF 6 SBPL	0	100	0	0	42.00	LF	32.00	32.00	100	2007	2007	3	74	995	
8	0479	VF PICKET	0	100	0	0	54.00	LF	10.00	10.00	100	2007	2007	3	74	400	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



2315 CAPTAIN KIDD DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		273,909
TOTAL MARKET OB/XF VALUE		7,569
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		411,478
SOH/AGL Deduction		119,517
ASSESSED VALUE		291,961
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		241,961
TOTAL JUST VALUE		411,478
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081572	XFOB	6,000	10/13/2008
7485	NEW CONSTR	83,685	01/05/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1636/0044	8/14/2009	WD	Q	I	01	272,500

GRANTOR: MADSEN KEVIN D & ELLE

GRANTEE: SIMONEAU ROBERT G &

1365/1000 11/07/2005 WD Q I 270,000

GRANTOR: ARTHUR DOUGLAS G

GRANTEE: MADSEN KEVIN D & EL

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2008] N6 U6 L11 USP=[YR=2008] W25 S12
BAS=[YR=1993] L2 U2 W4 L2 D2 W12 S40 E10 FOP=[YR=1993] S4
E27 N4 W27\$ E27 FGR=[YR=1993] E19 N22 W19 S22\$ N22 E19 N18
W36\$ E25 N12\$ S12 E11\$.