

LOT 63
IN OR 2154/1001
PIRATES BAY PB 5/213

CUMMISKEY TIMOTHY J & BEVERLY
2250 CAPTAIN KIDD DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-164B-0063-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 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	1,472	100	1,472	183,546
FGR	410	55	226	28,180
FOP	76	30	23	2,868
PTO	234	5	12	1,496
TOTALS	2,192		1,733	216,090

EXTRA FEATURES	
L N	OB/XF CODE
1	0811 CONCRETE B
2	0810 CONCRETE A

LAND DESCRIPTION	
L N	USE CODE
1	000100 C SFR

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,733	122.1000	144.99	251,268	1994	1994	0	0	0 14.00	86.00
1 SNGL FAM - 0% - 2023 Heated Area: 1472 HX Base Yr											
2262 CAPTAIN KIDD DR, FERNANDINA BEACH											

TOTAL OB/XF	
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1	0811 CONCRETE B
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NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	216,090
TOTAL MARKET OB/XF VALUE	3,538
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	349,628
SOH/AGL Deduction	0
ASSESSED VALUE	349,628
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	349,628
TOTAL JUST VALUE	349,628
NCON VALUE	219,628
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8455	NEW CONSTR	60,135	07/25/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2154/1001	10/30/2017	WD	Q	I	01	240,000
GRANTOR: HOFFMAN CREIGHTON G &						
GRANTEE: CUMMISKEY TIMOTHY J						
1807/0928	7/20/2012	WD	U	I	30	100
GRANTOR: HOFFMAN ANDREA C						
GRANTEE: HOFFMAN ANDREA C &						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1994]	W21 PT0=[YR=1994] N13 W18 S13 E18 \$ W31 S29
FGR=[YR=1994]	S22 E20 N20 FOP=[YR=1994] E14 N3 W1 U3 L3 N2
W5 S2	L3 D3 W2 S3 \$ W15 N2 W5 \$ E5 S2 E15 N3 E2 U3 R3 N2
E5 S2	R3 D3 E19 N28 \$.