LOT 64
IN OR 2069/1331
PIRATES BAY PB 5/213

L CORTES PROPERTY LLC
2270 CAPTAIN KIDD DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-164B-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

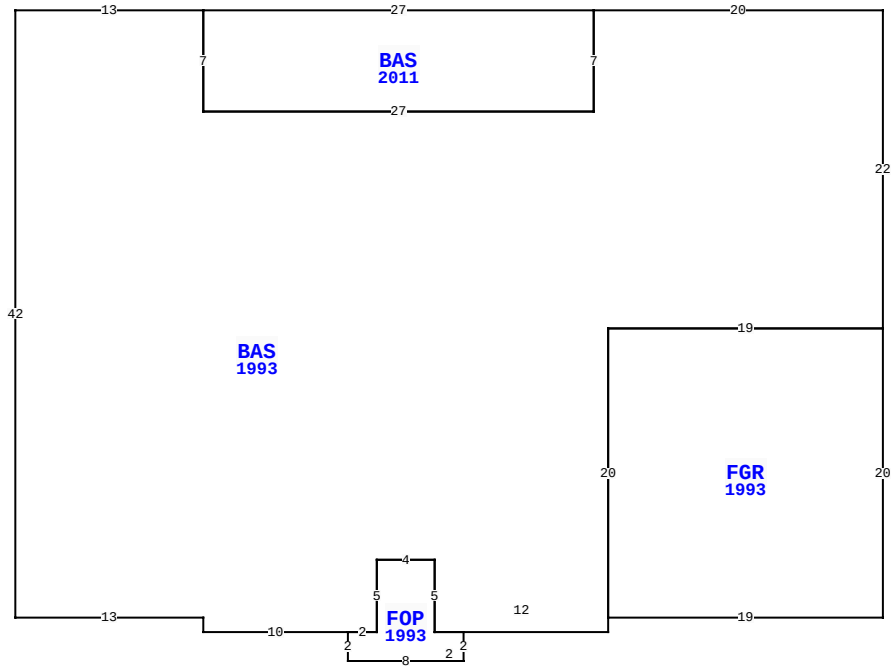
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,959	100	1,959	222,334
BAS	189	100	189	21,451
FGR	380	55	209	23,720
FOP	36	30	11	1,248
TOTALS	2,564		2,368	268,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,368	112.1120	133.13	315,252	1992	1992	0	0	0	14.75	85.25

1 SNGL FAM – 0% - 2023 Heated Area: 2148 HX Base Yr



2270 CAPTAIN KIDD DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	268,752
TOTAL MARKET OB/XF VALUE	5,552
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	404,304
SOH/AGL Deduction	0
ASSESSED VALUE	404,304
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	404,304
TOTAL JUST VALUE	404,304
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	410,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122057	ROOF	8,843	10/05/2012
6845	NEW CONSTR	67,000	12/19/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2578/0996	7/19/2022	WD	U	I	37	300,000
GRANTOR: 2270 CAPTAIN KIDD DRI						
GRANTEE: L CORTES PROPERTY L						
2069/1331	8/22/2016	WD	U	I	11	100
GRANTOR: HOGAN ROBERT T						
GRANTEE: 2270 CAPTAIN KIDD D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 BAS=[YR=2011] W27 S7 E27 N7$ S7 W27 N7 W13 S42 E13 S1 E10 FOP=[YR=1993] S2 E8 N2 W2 N5 W4 S5 W2$ E2 N5 E4 S5 E12 N1 FGR=[YR=1993] E19 N20 W19 S20$ N20 E19 N22$.

EXTRA FEATURES

LN	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	0	0	0	863.00	SF	5.20	5.20	100	1992	1992	3	66	2,962	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 5,552

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000							

REVIEW DATE 07/31/2017 BY DJX Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS