



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	16	WD FR STUC 60	0900	01	1,703	127.6000	151.52	258,039	1992	1992	0	0	0	14.80	85.20	VALUATION BY STANDARD													
Exterior Wall	10	ABOVE AVG 40	1 SNGL FAM - 100% - 2017										Heated Area: 1422																
Roof Structure	03	GABLE/HIP 100											HX Base Yr 2017																
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 100																											
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	1,422	100	1,422	183,573																									
FGR	442	55	243	31,370																									
FOP	92	30	28	3,615																									
PTO	200	5	10	1,291																									
TOTALS			2,156	1,703	219,849																								
EXTRA FEATURES			2334 CAPTAIN KIDD DR, FERNANDINA BEACH																										
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	1992	1992	3	74	2,590													
2	0811	CONCRETE B	0	100	0	0	736.00	SF	5.20	5.20	100	1992	1992	3	66	2,526													
TOTAL OB/XF 5,116																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000												
REVIEW DATE 12/28/2022 BY TWA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS																													