

LOT 69 IN OR 960/1106
PIRATES BAY PB5/213

WRENN ROBERT D & JOANE F
2358 CAPTAIN KIDD DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-164B-0069-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	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	1,587	100	1,587	189,560
FGR	570	55	314	37,506
FOP	24	30	7	836
FST	32	55	18	2,150

TOTALS 2,213 1,926 230,053

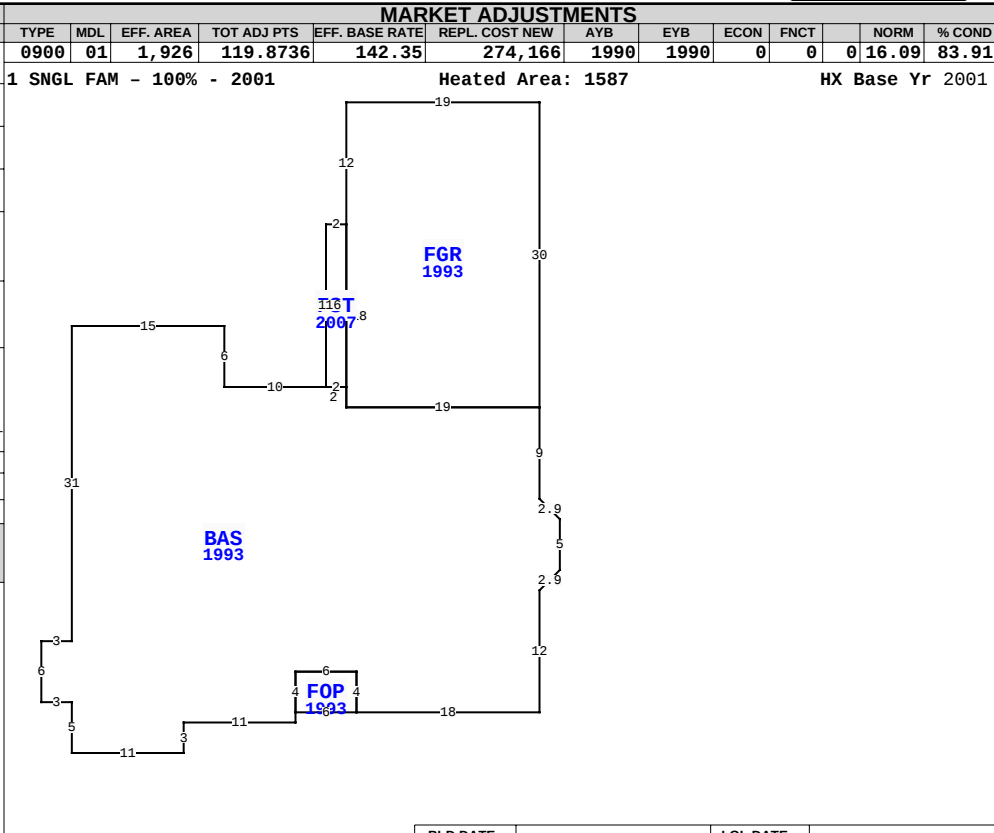
EXTRA FEATURES

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	0812	CONCRETE C	0	100	0	0	1,234.00	SF	4.00	4.00	100	1990	1990	3	62	3,060	
2	0810	CONCRETE A	0	100	12	12	144.00	SF	6.50	6.50	100	1990	1990	3	62	580	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
4	0810	CONCRETE A	0	100	0	0	228.00	SF	6.50	6.50	100	1990	1990	3	62	919	
5	0479	VF PICKET	0	100	0	0	26.00	LF	10.00	10.00	100	2006	2006	3	72	187	

LAND DESCRIPTION

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	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 05/13/2019 BY DJA



2358 CAPTAIN KIDD DR, FERNANDINA BEACH

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

TOTAL OB/XF 7,196

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	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							

Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		230,053
TOTAL MARKET OB/XF VALUE		7,196
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		367,249
SOH/AGL Deduction		203,089
ASSESSED VALUE		164,160
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		114,160
TOTAL JUST VALUE		367,249
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052589	GARAGE	1,000	09/01/2005
5701	NEW CONSTR	87,269	11/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0960/1106	12/04/2000	WD	Q	I		140,000

GRANTOR: TARDIFF DEBRA A
GRANTEE: WRENN ROBERT D & JO
0885/0663 6/01/1999 WD U I 01 30,000
GRANTOR: TARDIFF PETER B & DEB
GRANTEE: TARDIFF DEBRA A

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W19 S12 FST=[YR=2007] W2 S16 BAS=[YR=1993] W10 N6 W15 S31 W3 S6 E3 S5 E11 N3 E11 N1 FOP=[YR=1993] E6 N4 W6 S4\$ N4 E6 S4 E18 N12 R2 U2 N5 L2 U2 N9 W19 N2 W2\$ E2 N16\$ S18 E19 N30\$.

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