LOT 49
IN OR 1804/1306
LAKEWOOD #4 PB 5/245

RYAN AMY LEE
2230 CAPTAIN KIDD DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-143B-0049-0000

BUILDING CHARACTERISTICS

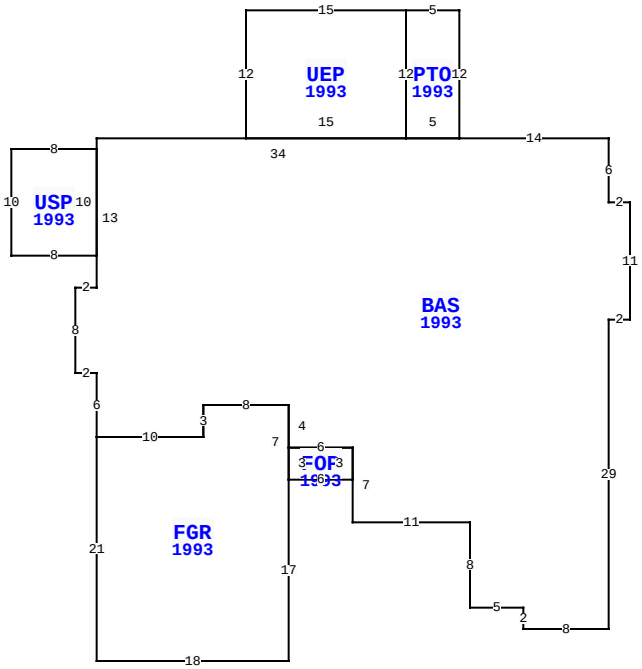
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,676	100	1,676	213,855
FGR	402	55	221	28,200
FOP	18	30	5	638
PTO	60	5	3	382
UEP	180	60	108	13,780
USP	80	30	24	3,062
TOTALS	2,416		2,037	259,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,037	120.6282	150.79	307,159	1990	1990	0	0	0	15.38	84.62

1 SNGL FAM – 100% - 2008 Heated Area: 1676 HX Base Yr 2008



2230 CAPTAIN KIDD DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		259,918
TOTAL MARKET OB/XF VALUE		4,629
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		439,547
SOH/AGL Deduction		254,448
ASSESSED VALUE		185,099
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		135,099
TOTAL JUST VALUE		439,547
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090551	REPAIR/RRF	4,000	05/05/2009
20060345	ADDITION	283	02/14/2006
B034354	REMODEL	5,000	12/04/2003
7873	ADDITION	5,075	08/26/1993
5598	NEW CONSTR	75,775	09/25/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1804/1306	7/25/2012	QC	U	I	11	80,800
GRANTOR: RYAN AMY LEE & MICHAE						
GRANTEE: RYAN AMY LEE						
1570/0881	6/09/2008	QC	U	I	01	100
GRANTOR: ELLISON AMY LEE & ELY						
GRANTEE: KENNEDY ELYNN ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 PTO=[YR=1993] N12 W5 UEP=[YR=1993] W15 S12E15 N12$ S12 E5 $ W34 S1 USP=[YR=1993] W8S10 E8 N10$ S13 W2 S8 E2 S6 FGR=[YR=1993] S21 E18 N17 FOP=[YR=1993] E6 N3 W6 S3$ N7 W8 S3 W10$ E10 N3 E8 S4E6 S7 E11 S8 E5 S2 E8 N29 E2 N11 W2 N6$.

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	0	0	727.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,249	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 4,629

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 05/08/2019 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS