

LOT 55  
IN OR 1914/1260  
PIRATES BAY PB 5/213

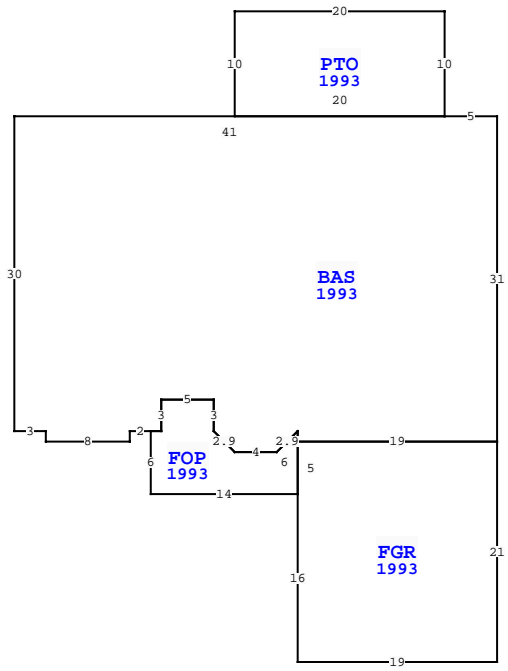
PRICE JOHN A & JAMIE  
2379 CAPTAIN KIDD DR  
FERNANDINA BEACH, FL 32034

**2024**

00-00-31-164B-0055-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	21	STONE 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	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
BAS	1,404	100	1,404
FGR	399	55	219
FOP	87	30	26
PTO	200	5	10
TOTALS	2,090		1,659
			210,912

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,659	120.1200	150.15	249,099	1991	1991	0	0	15.33	84.67
1 SNGL FAM - 0% - 0 Heated Area: 1404 HX Base Yr											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			210,912
TOTAL MARKET OB/XF VALUE			4,733
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			390,645
SOH/AGL Deduction			53,554
ASSESSED VALUE			337,091
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			337,091
TOTAL JUST VALUE			390,645
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			335,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6751	NEW CONSTR	62,060	09/24/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1914/1260	4/10/2014	QC	U	I	11	23,400
GRANTOR: PRICE JOHN A						
GRANTEE: PRICE JOHN A & JAMI						
0738/0094	8/30/1995	WD	Q	I		109,500
GRANTOR: LEVEN DIANA L						
GRANTEE: PRICE JOHN A						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991
2	0811	CONCRETE B	0	0	0	708.00	SF	5.20	5.20	100	1991

TOTAL OB/XF											
4,733											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		R-1	0.00	0.00	1.00	LT	1.00

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

BUILDING DIMENSIONS											
BAS=[YR=1993] W5 PTO=[YR=1993] N10 W20 S10 E20\$ W41 S30 E3 S1 E8 N1 E2 FOP=[YR=1993] S6 E14 FGR=[YR=1993] S16 E19 N21 W19 S5\$ N6 L2 D2 W4 U2 L2 N3 W5 S3 W1 \$ E1 N3 E5 S3 R2 D2 E4 U2 R2 S1 E19 N31\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		R-1	0.00	0.00	1.00	LT	1.00