LOT 57
IN OR 1906/1300
PIRATES BAY PB 5/213

TOWNSEND TRUST/TOWNSEND LYLE R TRUSTEE
2351 CAPTAIN KIDD DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-164B-0057-0000

BUILDING CHARACTERISTICS

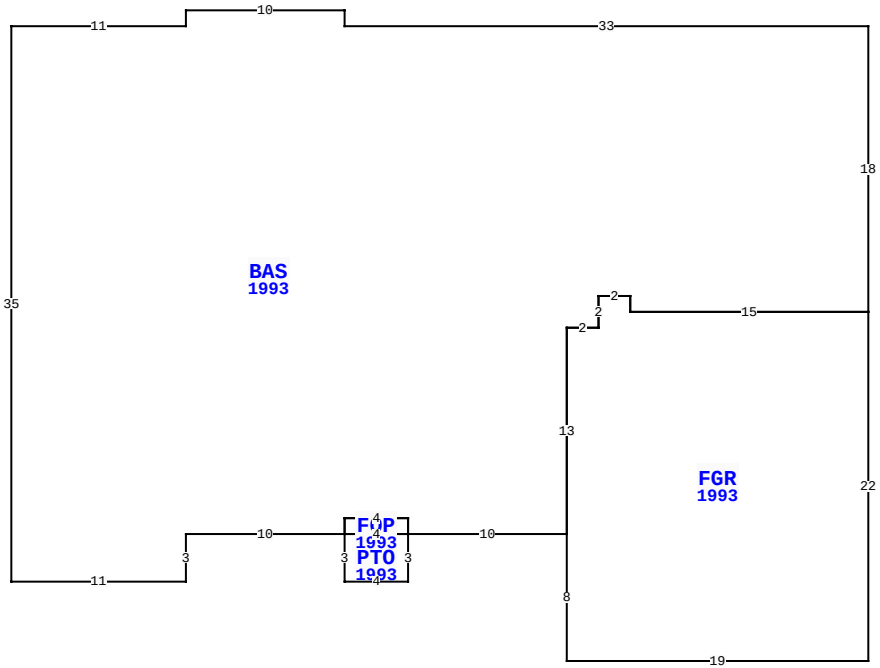
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,501	100	1,501	196,124
FGR	418	55	230	30,053
FOP	4	30	1	131
PTO	12	5	1	131
TOTALS	1,935		1,733	226,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,733	122.9800	153.72	266,397	1991	1991	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2018 Heated Area: 1501 HX Base Yr 2018



2351 CAPTAIN KIDD DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		226,437
TOTAL MARKET OB/XF VALUE		6,867
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		408,304
SOH/AGL Deduction		139,432
ASSESSED VALUE		268,872
TOTAL EXEMPTION VALUE	VX HX HB	55,000
BASE TAXABLE VALUE		213,872
TOTAL JUST VALUE		408,304
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053234	REMODEL	2,000	12/22/2005
20052858	REMODEL	20,000	10/13/2005
6720	NEW CONSTR	65,420	09/05/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1906/1300	1/31/2014	QC	U	I	11	100
GRANTOR: TOWNSEND LYLE R & TAR						
GRANTEE: TOWNSEND LYLE R & T						
1663/0256	2/12/2010	WD	Q	I	01	238,500
GRANTOR: SWARINGEN JAMES B & D						
GRANTEE: TOWNSEND LYLE R & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 N1 W10 S1 W11 S35 E11 N3 E10 PTO=[YR=1993] S3 E4 N3 FOP=[YR=1993] N1 W4 S1 E4$ W4$ N1 E4 S1 E10 FGR=[YR=1993] S8 E19 N22 W15 N1 W2 S2 W2 S13$ N13 E2 N2 E2 S1 E15 N18$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
2	0811	CONCRETE B	0	100	0	0	834.00	SF	5.20	5.20	100	1991	1991	3	62	2,689	
3	0756	FEP	0	100	20	12	240.00	SF	27.00	27.00	100	2005	2005	3	24	1,555	
4	0754	FOP	0	100	4	12	48.00	SF	15.00	15.00	100	2005	2005	3	24	173	

LAND DESCRIPTION

TOTAL OB/XF 6,867

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	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 05/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS