

KUHL PHILIP P
2339 CAPTAIN KIDD DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-164B-0058-0000



BUILDING CHARACTERISTICS

ELEMENTCD

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

11 CLAY TILE 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

1,450

100

1,450

210,759

FGR

380

55

209

30,379

FOP

82

30

25

3,634

USP

240

30

72

10,465

TOTALS

2,152

1,756

255,237

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 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1992 1992 3 72 2,520

2 0811 CONCRETE B 0 100 0 0 711.00 SF 5.20 5.20 100 1992 1992 3 64 2,366

3 0810 CONCRETE A 0 100 29 3 87.00 SF 6.50 6.50 100 1993 1993 3 66 373

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 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

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900 01 1,756 136.4000 170.50 299,398 1992 1992 0 0 0 14.75 85.25

1 SNGL FAM - 100% - 2010 Heated Area: 1450 HX Base Yr 2010

BLD DATE

01/23/2009

DJ

LGL DATE

03/14/2024

MLU

XF DATE

INC DATE

2339 CAPTAIN KIDD DR, FERNANDINA BEACH

Diagram showing lot dimensions and area calculations.

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1649/1550 11/19/2009 WD Q I 01 196,000

GRANTOR: WEISHAAR DANIEL J & T

GRANTEE: KUHL PHILIP P

1649/1548 11/19/2009 WD U I 12 100

GRANTOR: WEISHAAR DANIEL J P/R

GRANTEE: WEISHAAR DANIEL J &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 USP=[YR=2008] N12 W20 S12 E20\$ W42 S30 E14 FOP=[YR=1993] S6 E14 FGR=[YR=1993] S16 E19N20 W19 S4\$ N6 L2 D2 W4 U2 L2 W1 N2 W5 S2 \$ N2 E5 S2 E1 D2 R2 E4 U2 R2 S2 E19 N32\$.

NASSAU COUNTY PROPERTY

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