

LOT 63
IN OR 2154/1001
PIRATES BAY PB 5/213

CUMMISKEY TIMOTHY J & BEVERLY
2250 CAPTAIN KIDD DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-164B-0063-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 80		
Interior Floo	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	SUBAREA MARKET VALUE
BAS	1,472	100	1,472	192,082
FGR	410	55	226	29,491
FOP	76	30	23	3,001
PTO	234	5	12	1,566
TOTALS	2,192		1,733	226,139

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	122.1000	152.62	264,490	1994	1994	0	0	0	14.50	85.50

1 SNGL FAM - 0% - 2023

Heated Area: 1472

HX Base Yr

The site map illustrates a property layout with four distinct areas labeled in blue: PTO 1994, BAS 1994, FOP 1994, and FGR 1994. The PTO area is a small rectangle at the top with dimensions 18 (top), 13 (left), 13 (right), and 18 (bottom). The BAS area is a large rectangle below PTO, with dimensions 31 (top), 21 (top-right), 28 (right), 29 (left), and 5 (bottom-left). The FOP area is a small irregular shape in the center-right, with dimensions 5 (top), 2 (top-right), 4.2 (right), 4.2 (bottom-right), 3 (bottom-right), 14 (bottom), 2 (bottom-left), 4.2 (left), and 2 (top-left). The FGR area is a rectangle at the bottom-left, with dimensions 22 (left), 20 (bottom), 20 (right), and 15 (top). The overall dimensions of the main property are 29 (left), 21 (top-right), 28 (right), 19 (bottom-right), 14 (bottom), 15 (bottom-left), 5 (bottom-left), and 29 (left).

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024

ML