

HERBERGER BETTY L/E/
2334 CAPTAIN KIDD DRIVE
FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY		PAGE 1 of 1		2	
Exterior Wall		16		WD FR STUC 60		0900		01		1,703		127.6000		159.50		271,628		1992		1992		0		0		0		15.20		84.80		VALUATION BY		STANDARD	
Exterior Wall		10		ABOVE AVG 40		1		SNGL FAM - 100% - 2017						Heated Area: 1422																Tax Group: 2		Tax Dist:			
Roof Structure		03		GABLE/HIP 100																										BUILDING MARKET VALUE		230,341			
Roof Cover		03		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE		4,969			
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET		175,000			
Interior Floor		12		HARDWOOD 100																										TOTAL MARKET VALUE		410,310			
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction		168,232			
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE		242,078			
Bedrooms				3 100																										TOTAL EXEMPTION VALUE		HX HB 50,000			
Bathrooms				2 100																										BASE TAXABLE VALUE		192,078			
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE		410,310			
Stories		1.		1. 100																										NCON VALUE		0			
Units				0 100																										INCOME VALUE					
Occupancy		00		NONE 100																										PREVIOUS YEAR MKT VALUE		354,965			
Quality		05		Quality Level 05																															
DOR CODE		0100		SINGLE FAMILY																															
MAP NUM				MKT AREA																															
NEIGHBORHOOD/LOC				1046.00																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																											
BAS		1,422		100		1,422		192,334																											
FGR		442		55		243		32,868																											
FOP		92		30		28		3,787																											
PTO		200		5		10		1,353																											
TOTALS		2,156				1,703		230,341																											
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		736.00		SF		5.20		5.20		100		1992		1992		3		64		2,449							