

LOT 69 IN OR 960/1106
PIRATES BAY PB5/213

WRENN ROBERT D & JOANE F
2358 CAPTAIN KIDD DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-164B-0069-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	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
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NEIGHBORHOOD/LOC	1046.00
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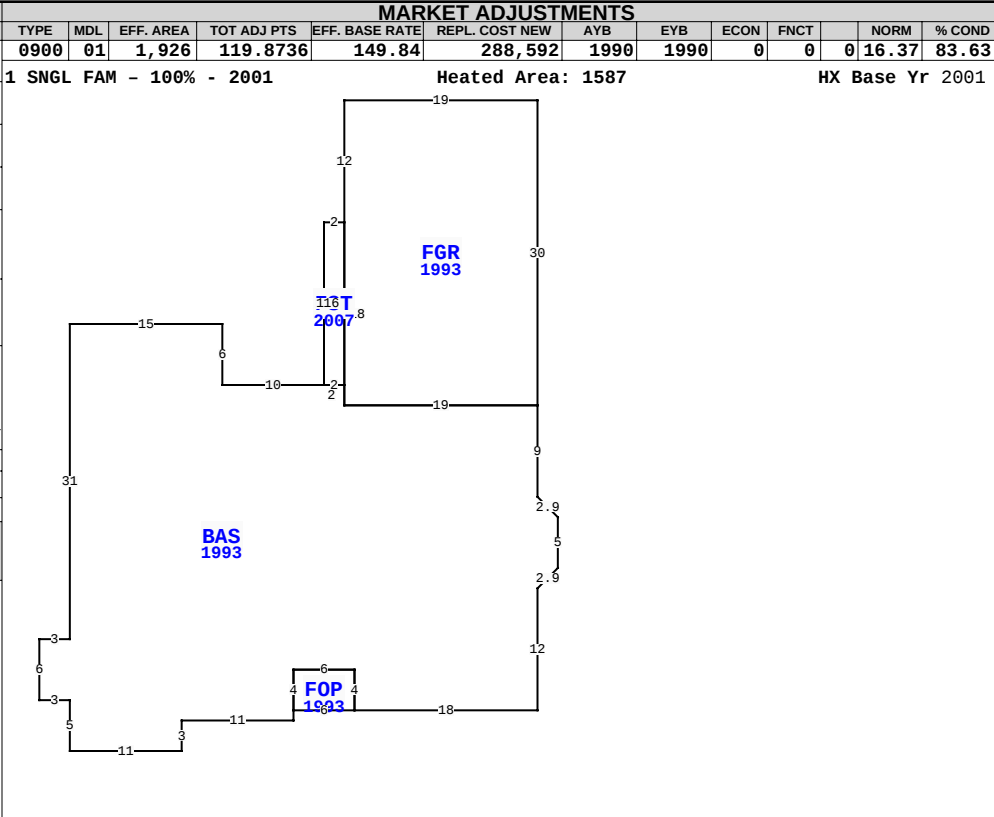
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,587	100	1,587	198,869
FGR	570	55	314	39,348
FOP	24	30	7	877
FST	32	55	18	2,256

TOTALS	2,213		1,926	241,349
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0	1,234.00	SF	4.00	4.00
2	0810	CONCRETE A	0	100	12	12	144.00	SF	6.50	6.50
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
4	0810	CONCRETE A	0	100	0	0	228.00	SF	6.50	6.50
5	0479	VF PICKET	0	100	0	0	26.00	LF	10.00	10.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT

REVIEW DATE	05/13/2019	BY	DJA
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2358 CAPTAIN KIDD DR, FERNANDINA BEACH
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2358 CAPTAIN KIDD DR, FERNANDINA BEACH, FL 32035										
INC DATE							AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1,234.00	SF	4.00	4.00	100	1990	1990	3	59.5	2,937	
144.00	SF	6.50	6.50	100	1990	1990	3	59.5	557	
1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
228.00	SF	6.50	6.50	100	1990	1990	3	59.5	882	
26.00	LF	10.00	10.00	100	2006	2006	3	69	179	

TOTAL OB/XF											6,935	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	1	

Market: 0	Agricultural: 0	Common: 175,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	241,349		
TOTAL MARKET OB/XF VALUE	6,935		
TOTAL LAND VALUE - MARKET	175,000		
TOTAL MARKET VALUE	423,284		
SOH/AGL Deduction	254,199		
ASSESSED VALUE	169,085		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	119,085		
TOTAL JUST VALUE	423,284		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	367,249		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052589	GARAGE	1,000	09/01/2005
5701	NEW CONSTR	87,269	11/28/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0960/1106	12/04/2000	WD	Q	I	
GRANTOR: TARDIFF DEBRA A					
GRANTEE: WRENN ROBERT D & JO					
0885/0663	6/01/1999	WD	U	I	01
GRANTOR: TARDIFF PETER B & DEB					
GRANTEE: TARDIFF DEBRA A					

BUILDING NOTES										
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BUILDING DIMENSIONS										
FGR=[YR=1993] W19 S12 FST=[YR=2007] W2 S16 BAS=[YR=1993] W10 N6 W15 S31 W3 S6 E3 S5 E11 N3 E11 N1 FOP=[YR=1993] E6 N4 W6 S4\$ N4 E6 S4 E18 N12 R2 U2 N5 L2 U2 N9 W19 N2 W2\$ E2 N16\$ S18 E19 N30\$.										