

LOT 2
IN OR 1513/1217
LAKEWOOD #4 PB 5/245

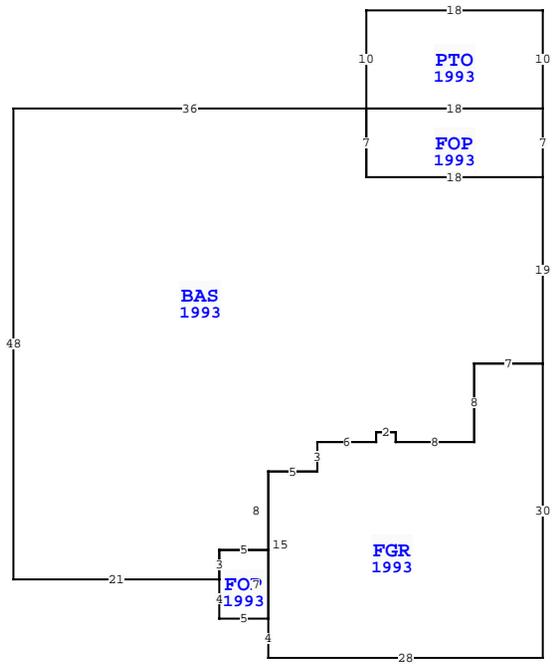
NEWLIN REX & BEVERLY LVG TRST
2219 CAPTAIN KIDD DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-143B-0002-0000

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 Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	2,435	129.4923	170.93	416,215	1993	1993	0	0	0	14.75	85.25		
1 SNGL FAM - 0% - 2024														
Heated Area: 2016 HX Base Yr														



Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1046.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,016	100	1993	2,016	293,767
FGR	659	55	1993	362	52,750
FOP	35	30	1993	10	1,457
FOP	126	30	1993	38	5,537
PTO	180	5	1993	9	1,311
TOTALS	3,016			2,435	354,823

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE			354,823	
TOTAL MARKET OB/XF VALUE			3,695	
TOTAL LAND VALUE - MARKET			198,000	
TOTAL MARKET VALUE			556,518	
SOH/AGL Deduction			0	
ASSESSED VALUE			556,518	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			556,518	
TOTAL JUST VALUE			556,518	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			518,713	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111808	SCRN RM	2,400	10/10/2011
20090342	REPAIR/RRF	4,000	03/17/2009
7669	NEW CONSTR	93,620	04/27/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/1217	7/19/2007	QC	Q	I	01	100

GRANTOR: NEWLIN REX WARREN & B
GRANTEE: NEWLIN REX W & BEVE
0685/0985 7/26/1993 WD Q I 109,100
GRANTOR: ATLANTIC BUILDERS
GRANTEE: NEWLIN REX & BEVERL

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	0811	CONCRETE B	0	0	40	20	800.00	SF	5.20	5.20	100	1993	1993	3	64	2,662	
2	0810	CONCRETE A	0	0	0	0	78.00	SF	6.50	6.50	100	1993	1993	3	64	324	
3	0911	SCRN RM A	0	0	5	18	90.00	SF	17.50	17.50	100	2011	2011	3	45	709	

BUILDING NOTES				
BLD DATE				
XF DATE				
INC DATE				
LGL DATE				
LAND DATE				
AG DATE				
05/01/2025 MLU				

BUILDING DIMENSIONS
PTO=[YR=1993] W18 S10 BAS=[YR=1993] W36 S48 E21 FOP=[YR=1993] S4 E5 FGR=[YR=1993] S4 E28 N30 W7 S8W8 N1 W2 S1 W6 S3 W5 S15\$ N7 W5 S3\$ N3 E5 N8 E5 N3 E6 N1 E2S1 E8 N8 E7 N19 POP=[YR=1993] N7 W18 S7 E18\$ W18 N7\$ E18 N10\$.

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	180,000.00	198,000.00	198,000							