

LOT 3  
IN OR 989/615  
LAKEWOOD #4 PB 5/245

GRUBNER JOHN B & GEORGIANNA  
2209 CAPTAIN KIDD DR  
FERNANDINA BEACH, FL 32034

2025

00-00-31-143B-0003-0000



| BUILDING CHARACTERISTICS |                  |                  |      |              |                      |
|--------------------------|------------------|------------------|------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |      |              |                      |
| Exterior Wall            | 05               | AVERAGE 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            | 11               | CLAY TILE 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                  | 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                      | 1,455            | 100              | 1993 | 1,455        | 209,470              |
| FEP                      | 192              | 80               | 1993 | 154          | 22,171               |
| FGR                      | 380              | 55               | 1993 | 209          | 30,089               |
| FOP                      | 91               | 30               | 1993 | 27           | 3,887                |
| TOTALS                   | 2,118            |                  |      | 1,845        | 265,617              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0900               | 01  | 1,845     | 127.1900    | 167.89         | 309,757        | 1993 | 1995 | 0    | 0    | 14.25 | 85.75  |

1 SNGL FAM - 100% - 2002