LOT 4
IN OR 2233/243
LAKEWOOD #4 PB 5/245

STATION MICHAEL W & RACHEL D
2159 CAPTAIN KIDD DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-143B-0004-0000

BUILDING CHARACTERISTICS

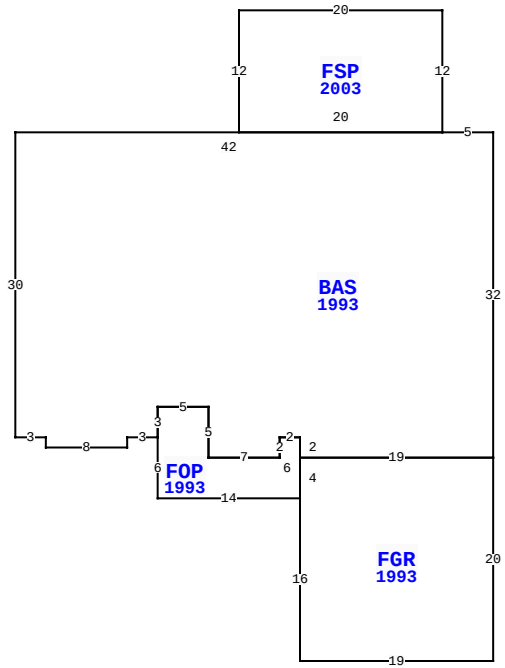
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	212,358
FGR	380	55	1993	209	30,503
FOP	85	30	1993	26	3,794
FSP	240	40	2003	96	14,011
TOTALS	2,160			1,786	260,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,786	128.5700	169.71	303,102	1993	1995	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 2019 Heated Area: 1455 HX Base Yr 2019



2159 CAPTAIN KIDD DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		260,668
TOTAL MARKET OB/XF VALUE		9,730
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		468,398
SOH/AGL Deduction		258,741
ASSESSED VALUE		209,657
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		158,935
TOTAL JUST VALUE		468,398
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121714	ROOF	7,100	08/20/2012
20051483	H/AC	3,000	03/30/2005
B033083	ADDITION	1,000	05/12/2003
B2004330	REPAIR/RRF	2,000	11/09/2000
7696	NEW CONSTR	62,095	05/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2233/0243	10/26/2018	WD	Q	I	02	325,000
GRANTOR: MORSE DONALD A & BARB						
GRANTEE: STATION MICHAEL W &						
1101/1693	12/18/2002	WD	Q	I		157,000
GRANTOR: KISOR JAY G & LORETTA						
GRANTEE: MORSE DONALD A & BA						

EXTRA FEATURES

LN	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	1993	1993	3	72	2,520	
2	0811	CONCRETE B	0	100	39	17	663.00	SF	5.20	5.20	100	1993	1993	3	64	2,206	
3	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	1993	1993	3	64	374	
4	0300	BOAT DCK W	0	100	13	10	130.00	SF	40.00	40.00	100	1994	1994	3	20	1,040	
5	1242	WD DECK A	0	100	0	0	284.00	SF	10.00	10.00	100	2003	2003	3	20	568	
6	0851	PATIO STON	0	100	0	0	71.00	SF	0.75	0.75	100	2003	2003	3	82	44	
7	0825	BRICK	0	100	0	0	33.00	SF	12.50	12.50	100	2003	2003	3	95	392	
8	0476	VF 6 SBPL	0	100	0	0	81.00	LF	32.00	32.00	100	2012	2012	3	81	2,100	
9	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2012	2012	3	81	486	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 FSP=[YR=2003] N12 W20 S12 E20$ W42 S30 E3 S1 E8 N1 E3 FOP=[YR=1993] S6 E14 FGR=[YR=1993] S16 E19 N20 W19 S4$ N6W2 S2 W7 N5 W5 S3$ N3 E5 S5 E7N2 E2 S2 E19 N32$.

LAND DESCRIPTION

TOTAL OB/XF 9,730

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	180,000.00	198,000.00	198,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 198,000 Market: 0 Agricultural: 0 Common: 198,000 PRINTED 07/30/2025 BY SYS