

LOT 5
IN OR 693 PG 868
LAKEWOOD #4 PB 5/245

WASSON THOMAS G & SUSAN J
2149 CAPTAIN KIDD DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-143B-0005-0000



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 70			
Interior Floo	11	CLAY TILE 30			
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	1,517	100	1993	1,517	211,244
BAS	602	100	2002	602	83,829
FGR	398	55	1993	219	30,496
FOP	16	30	1993	5	697
PTO	12	5	2002	1	140
PTO	14	5	2002	1	140
TOTALS	2,559			2,345	326,543

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,345	121.6033	160.52	376,419	1993	1997	0	0	0 13.25	86.75
1 SNGL FAM - 100% - 2002						Heated Area: 2119		HX Base Yr 2002			
The diagram shows a complex building footprint with various rooms and corridors. Key areas are labeled in blue: 'BAS 2002' (top center), 'BAS 1993' (middle left), 'FGR 1993' (bottom right), and 'FOP 1993' (bottom center). Dimensions are provided for each segment of the perimeter and internal divisions. The total area is 2,345 sq ft, and the heated area is 2,119 sq ft. The base year for heating is 2002.											