LOT 6
IN OR 1621/1288
LAKEWOOD #4 PB 5/245

COLCORD CHARLES E & SUSAN K
2139 CAPTAIN KIDD DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-143B-0006-0000

BUILDING CHARACTERISTICS

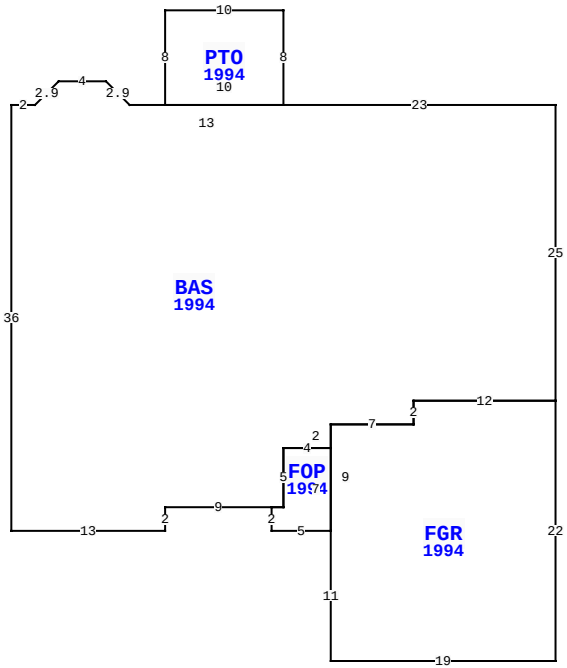
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,425	100	1994	1,425	204,540
FGR	404	55	1994	222	31,865
FOP	30	30	1994	9	1,292
PTO	80	5	1994	4	574
TOTALS	1,939			1,660	238,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,660	125.3500	165.46	274,664	1994	1997	0	0	0	13.25	86.75

1 SNGL FAM – 100% - 2000 Heated Area: 1425 HX Base Yr 2000



2139 CAPTAIN KIDD DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		238,271
TOTAL MARKET OB/XF VALUE		2,445
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		438,716
SOH/AGL Deduction		284,681
ASSESSED VALUE		154,035
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,313
TOTAL JUST VALUE		438,716
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121898	WINDOW	5,000	09/12/2012
20053250	REPAIR/RRF	3,000	12/28/2005
B032976	REPAIR/RRF	1,000	04/22/2003
7974	NEW CONSTR	52,768	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1621/1288	5/22/2009	WD	U	I	16	86,600
GRANTOR: COLCORD CHARLES E						
GRANTEE: COLCORD CHARLES E &						
1180/1430	10/15/2003	QC	Q	I	01	100
GRANTOR: COLCORD CONSTANCE R						
GRANTEE: COLCORD CHARLES E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W23 PTO=[YR=1994] N8 W10 S8 E10 $ W13 U2 L2 W4 D2 L2 W2 S36 E13 N2 E9 FOP=[YR=1994] S2 E5 FGR=[YR=1994] S11 E19 N22 W12 S2 W7 S9 $ N7 W4 S5 W1 $ E1 N5 E4 N2 E7 N2 E12 N25 $.

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	0811	CONCRETE B	0	100	40	16	640.00	SF	5.20	5.20	100	1994	1994	3	66	2,196	
2	0810	CONCRETE A	0	100	0	0	58.00	SF	6.50	6.50	100	1994	1994	3	66	249	

LAND DESCRIPTION

TOTAL OB/XF 2,445

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