LOT 7
IN OR 1985/627
LAKEWOOD #4 PB 5/245

BRITT DANIEL J
2676-B FIRST AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-143B-0007-0000

BUILDING CHARACTERISTICS

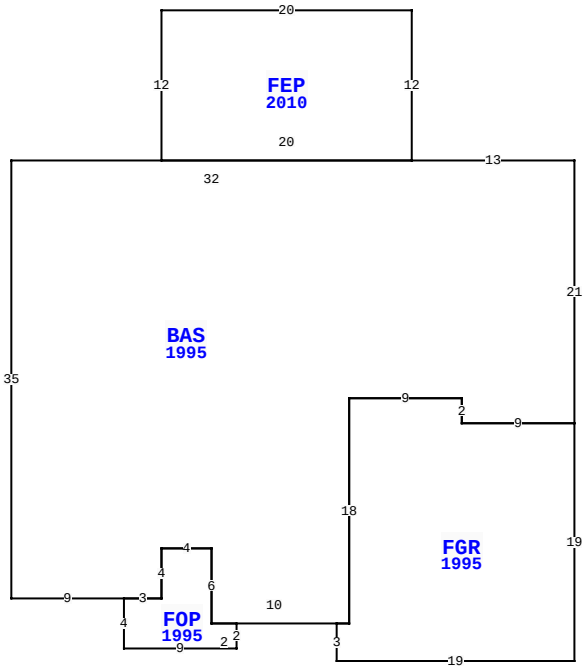
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,311	100	1995	1,311	186,007
FEP	240	80	2010	192	27,241
FGR	363	55	1995	200	28,376
FOP	48	30	1995	14	1,986
TOTALS	1,962			1,717	243,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,717	125.3500	165.46	284,095	1995	1995	0	0	0	14.25	85.75

1 SNGL FAM – 0% - 0 Heated Area: 1311 HX Base Yr



2129 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	243,611
TOTAL MARKET OB/XF VALUE	5,377
TOTAL LAND VALUE - MARKET	198,000
TOTAL MARKET VALUE	446,988
SOH/AGL Deduction	84,993
ASSESSED VALUE	361,995
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	361,995
TOTAL JUST VALUE	446,988
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	419,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130182	ROOF	3,100	01/29/2013
20100746	XFOB	1,300	05/06/2010
20100707	ELEC OTHER	1,200	04/30/2010
20100505	XFOB	11,700	03/29/2010
20052406	REPAIR/RRF	1,000	08/09/2005
B9196	NEW CONSTR	57,645	07/12/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1985/0627	6/08/2015	PR	U	I	19	100
GRANTOR: BRITT DANIEL J P/R						
GRANTEE: BRITT DANIEL J						
1918/1791	5/23/2014	WD	Q	I	01	220,000
GRANTOR: HALL DONNA JEAN & DAV						
GRANTEE: BRITT MARGARET E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W13 FEP=[YR=2010] N12 W20 S12 E20$ W32 S35 E9
FOP=[YR=1995] S4 E9 N2 W2 N6 W4 S4 W3$ E3 N4 E4 S6E10
FGR=[YR=1995] S3 E19 N19 W9 N2 W9 S18 W1$ E1 N18 E9 S2 E9 N21
$.

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	0	0	0	680.00	SF	5.20	5.20	100	1995	1995	3	68	2,404	
2	0810	CONCRETE A	0	0	0	0	69.00	SF	6.50	6.50	100	1995	1995	3	68	305	
3	0810	CONCRETE A	0	0	0	0	363.00	SF	6.50	6.50	100	2002	2002	3	80	1,888	
4	1242	WD DECK A	0	0	25	12	219.00	SF	10.00	10.00	100	2002	2002	3	20	438	
5	0479	VF PICKET	0	0	0	0	24.00	LF	10.00	10.00	100	2010	2010	3	76	182	
6	0470	VNYL GATE	0	0	0	0	2.00	UT	105.00	105.00	100	2010	2010	3	76	160	

LAND DESCRIPTION

TOTAL OB/XF 5,377

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	0	0003	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 05/07/2019 BY DJA Total Acres: 0.00 Total Land Value: 198,000 Market: 0 Agricultural: 0 Common: 198,000 PRINTED 07/30/2025 BY SYS