LOT 8
IN OR 579/1192
LAKEWOOD #4 PB 5/245

INSERRA CHRISTOPHER J & SHERI
2201 CAPTAIN KIDD DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-143B-0008-0000

BUILDING CHARACTERISTICS

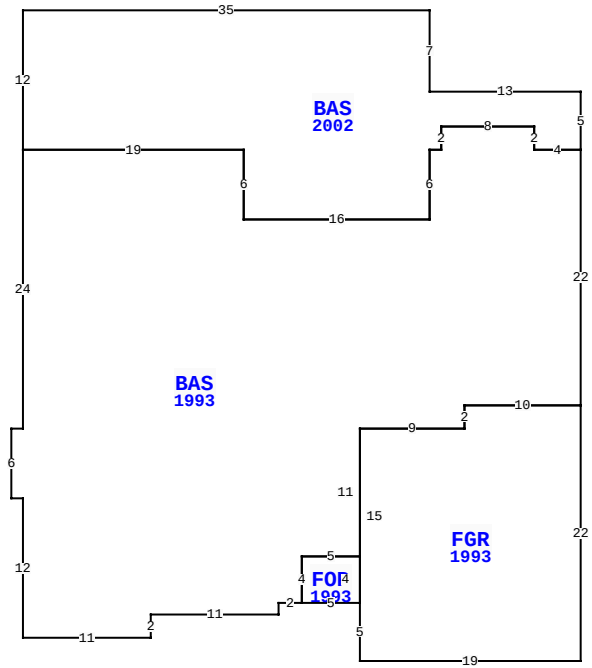
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,517	100	1993	1,517	203,461
BAS	565	100	2002	565	75,779
FGR	400	55	1993	220	29,507
FOP	20	30	1993	6	805
TOTALS	2,502			2,308	309,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,308	118.5604	156.50	361,202	1989	1995	0	0	0	14.30	85.70

1 SNGL FAM – 100% - 1990 Heated Area: 2082 HX Base Yr 1990



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

2201 CAPTAIN KIDD DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		309,550
TOTAL MARKET OB/XF VALUE		9,119
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		498,669
SOH/AGL Deduction		322,831
ASSESSED VALUE		175,838
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,116
TOTAL JUST VALUE		498,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062434	ADDITION	3,000	11/01/2006
20061277	REPAIR/RRF	2,500	06/07/2006
20051270	REPAIR/RRF	4,000	02/18/2005
B0040040	REPAIR/RRF	2,000	01/09/2004
B012173	ADDITION	45,000	10/03/2001
5454	NEW CONSTR	67,870	07/05/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0579/1192	9/26/1989	WD	Q	I		87,900
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: INSERRA CHRISTOPHER						
0577/0709	8/23/1989	WD	Q	V		16,000
GRANTOR: SADLER DEVELOPMENT						
GRANTEE: ATLANTIC BUILDERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W13 N7 W35 S12 BAS=[YR=1993] S24 W1 S6 E1 S12 E11 N2 E11 N1 E2 FOP=[YR=1993] E5 FGR=[YR=1993] S5 E19 N22 W10 S2 W9 S15 $ N4 W5 S4 $ N4 E5 N11 E9 N2 E10 N22 W4 N2 W8 S2 W1 S6 W16 N6 W19 $ E19 S6 E16 N6 E1 N2 E8 S2 E4 N5 $.

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	1989	1989	3	64	2,240	
2	0811	CONCRETE B	0	100	0	0	679.00	SF	5.20	5.20	100	1989	1989	3	54.5	1,924	
3	0855	CONC PAVER	0	100	0	0	839.00	SF	3.00	3.00	100	2007	2007	3	87	2,190	
4	0830	FLAGSTONE	0	100	0	0	234.00	SF	12.00	12.00	100	2007	2007	3	87	2,443	
5	1076	TRELLIS A	0	100	13	10	130.00	SF	5.63	5.63	100	2007	2007	3	44	322	

LAND DESCRIPTION

TOTAL OB/XF 9,119

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	000100	C	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 05/07/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS