LOT 10
LAKEWOOD #4 PB 5/245

CHINNIS KRYSTEN A
2221 CAPTAIN KIDD DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-143B-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

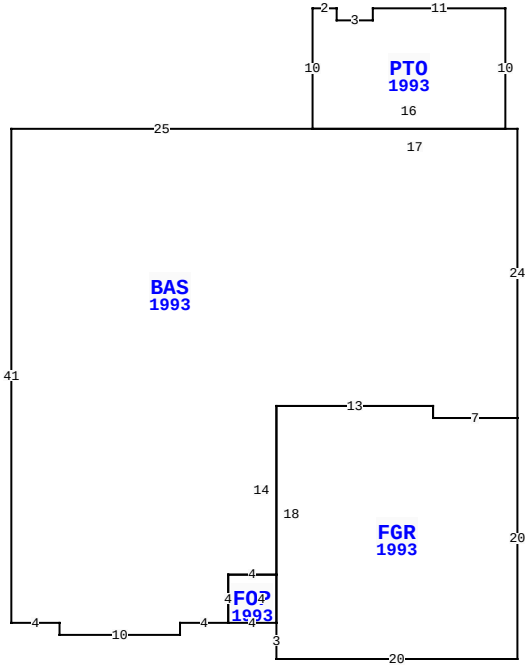
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,363	100	1993	1,363	192,913
FGR	413	55	1993	227	32,128
FOP	16	30	1993	5	708
PTO	157	5	1993	8	1,132
TOTALS	1,949			1,603	226,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,603	128.2089	169.24	271,292	1991	1991	0	0	0	16.37	83.63

1 SNGL FAM – 100% - 2021 Heated Area: 1363 HX Base Yr 2021



2221 CAPTAIN KIDD DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		226,881
TOTAL MARKET OB/XF VALUE		1,962
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		408,843
SOH/AGL Deduction		156,190
ASSESSED VALUE		252,653
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		201,931
TOTAL JUST VALUE		408,843
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101314	H/AC	3,200	08/09/2010
20090342	REPAIR/RRF	4,000	03/17/2009
20090187	REPAIR/RRF	6,500	02/11/2009
6721	NEW CONSTR	59,785	09/05/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2349/0726	3/18/2020	WD	Q	I	01	286,500
GRANTOR: NAUMANN ROBERT O & AN						
GRANTEE: CHINNIS KRYSTEN A &						
1691/1651	7/26/2010	WD	U	I	11	143,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: NAUMANN ROBERT O &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W11S1W3N1W2 S10 BAS=[YR=1993] W25 S41 E4 S1 E10 N1 E4 FOP=[YR=1993] E4 FGR=[YR=1993] S3 E20 N20 W7 N1 W13 S18$ N4 W4 S4$ N4 E4 N14 E13 S1 E7 N24 W17$ E16 N10$.

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	0	0	634.00	SF	5.20	5.20	100	1991	1991	3	59.5	1,962	

LAND DESCRIPTION

TOTAL OB/XF 1,962

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