LOT 46
IN OR 1133/212
LAKEWOOD #4 PB 5/245

PLATT DAVID F & COURTNEY K
2160 CAPTAIN KIDD DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-143B-0046-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 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

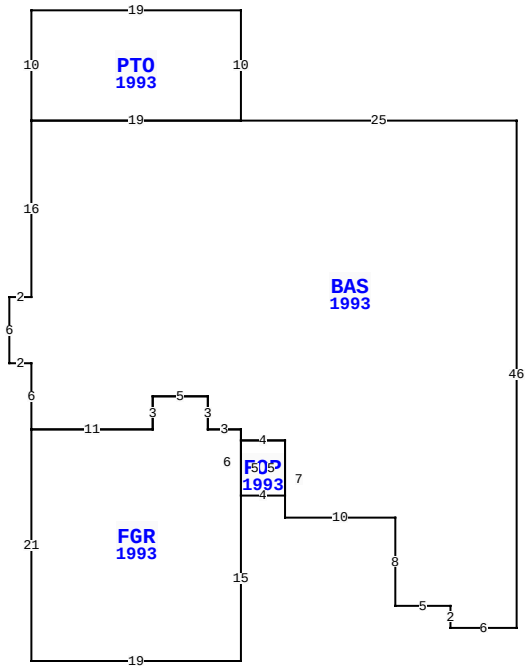
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,501	100	1993	1,501	213,573
FGR	414	55	1993	228	32,441
FOP	20	30	1993	6	853
PTO	190	5	1993	10	1,423
TOTALS	2,125			1,745	248,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,745	127.1900	167.89	292,968	1992	1992	0	0	0	15.25	84.75

1 SNGL FAM – 100% - 2004 Heated Area: 1501 HX Base Yr 2004



2160 CAPTAIN KIDD DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		248,290
TOTAL MARKET OB/XF VALUE		5,479
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		433,769
SOH/AGL Deduction		252,675
ASSESSED VALUE		181,094
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		130,372
TOTAL JUST VALUE		433,769
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6971	NEW CONSTR	63,075	03/25/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1133/0212	4/29/2003	WD	Q	I		155,000
GRANTOR: KELLUM HERBERT C & GA						
GRANTEE: PLATT DAVID F & COU						
0667/0688	9/24/1992	WD	Q	I		85,800
GRANTOR: ATLANTIC BLDRS INC						
GRANTEE: KELLUM HERBERT & GA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 PTO=[YR=1993] N10 W19 S10 E19$ W19 S16 W2 S6 E2 S6 FGR=[YR=1993] S21 E19 N15 FOP=[YR=1993] E4 N5 W4 S5$ N6 W3 N3W5 S3 W11$ E11 N3 E5 S3 E3 S1 E4 S7 E10 S8 E5 S2 E6 N46$.

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	1992	1992	3	70	2,450	
2	0811	CONCRETE B	0	100	0	0	721.00	SF	5.20	5.20	100	1992	1992	3	62	2,325	
3	1242	WD DECK A	0	100	0	0	320.00	SF	10.00	10.00	100	2005	2005	3	22	704	

LAND DESCRIPTION

TOTAL OB/XF 5,479

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS