LOT 48 IN OR 1990/1254
LAKEWOOD #4 PB 5/245

MORGAN MARILYN M REV LVG TRUST/MORGAN MARILYN M TR
2220 CAPTAIN KIDD DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-143B-0048-0000

BUILDING CHARACTERISTICS

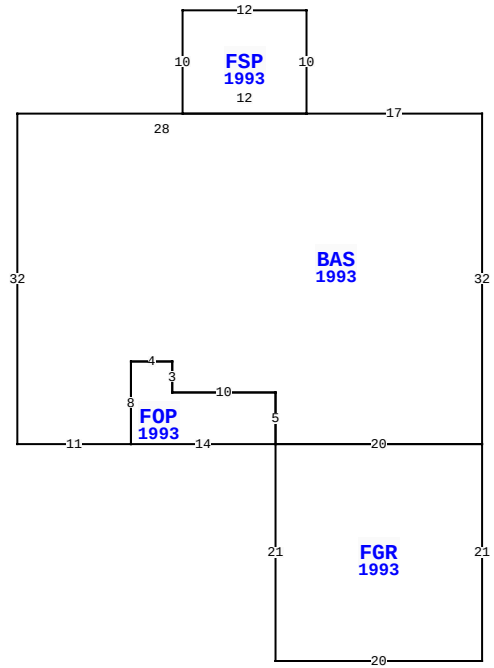
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,358	100	1993	1,358	195,677
FGR	420	55	1993	231	33,286
FOP	82	30	1993	25	3,603
FSP	120	40	1993	48	6,916
TOTALS	1,980			1,662	239,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,662	128.8000	170.02	282,573	1991	1991	0	0	0	15.25	84.75

1 SNGL FAM – 100% - 2019 Heated Area: 1358 HX Base Yr 2019



2220 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		239,481
TOTAL MARKET OB/XF VALUE		4,697
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		424,178
SOH/AGL Deduction		183,982
ASSESSED VALUE		240,196
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		184,474
TOTAL JUST VALUE		424,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090343	REPAIR/RRF	4,000	03/17/2009
6723	NEW CONSTR	61,045	09/05/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1990/1254	6/18/2015	WD	U	I	11	100
GRANTOR: MORGAN MARILYN M & JA						
GRANTEE: MORGAN MARILYN M RE						
0769/1480	8/29/1996	WD	Q	I		95,000
GRANTOR: HUGHES ROBERT THOMAS						
GRANTEE: FILLION MARILYN JEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FSP=[YR=1993] N10 W12 S10 E12$ W28 S32 E11 FOP=[YR=1993] E14 FGR=[YR=1993] S21 E20 N21 W20$ N5 W10 N3 W4 S8$ N8 E4 S3 E10 S5 E20 N32$.

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	1991	1991	3	68	2,380	
2	0811	CONCRETE B	0	100	0	0	749.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,317	

LAND DESCRIPTION

TOTAL OB/XF 4,697

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 05/08/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS