LOT 49
IN OR 1804/1306
LAKEWOOD #4 PB 5/245

RYAN AMY LEE
2230 CAPTAIN KIDD DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-143B-0049-0000

BUILDING CHARACTERISTICS

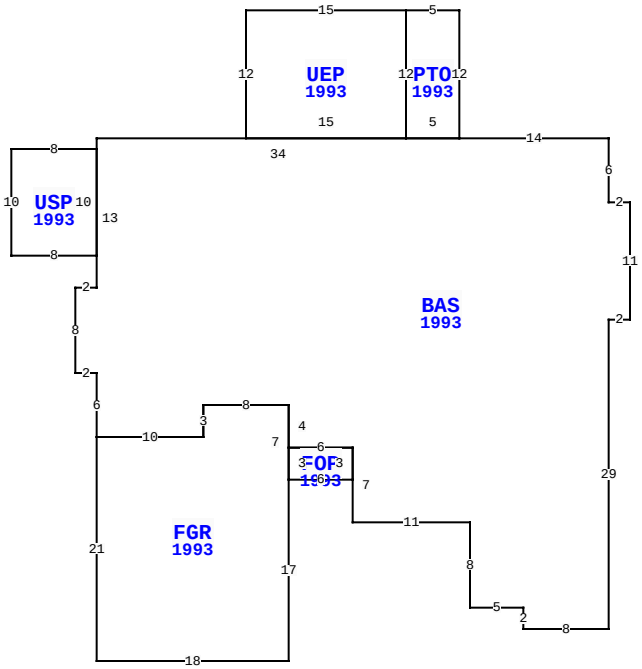
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,676	100	1993	1,676	235,340
FGR	402	55	1993	221	31,032
FOP	18	30	1993	5	702
PTO	60	5	1993	3	421
UEP	180	60	1993	108	15,165
USP	80	30	1993	24	3,370
TOTALS	2,416			2,037	286,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,037	126.1113	166.47	339,099	1990	1990	0	0	0	15.65	84.35

1 SNGL FAM – 100% - 2008 Heated Area: 1676 HX Base Yr 2008



2230 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		286,030
TOTAL MARKET OB/XF VALUE		4,465
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		470,495
SOH/AGL Deduction		280,028
ASSESSED VALUE		190,467
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		139,745
TOTAL JUST VALUE		470,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090551	REPAIR/RRF	4,000	05/05/2009
20060345	ADDITION	283	02/14/2006
B034354	REMODEL	5,000	12/04/2003
7873	ADDITION	5,075	08/26/1993
5598	NEW CONSTR	75,775	09/25/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1804/1306	7/25/2012	QC	U	I	11	80,800
GRANTOR: RYAN AMY LEE & MICHAE						
GRANTEE: RYAN AMY LEE						
1570/0881	6/09/2008	QC	Q	I	01	100
GRANTOR: ELLISON AMY LEE & ELY						
GRANTEE: KENNEDY ELYNN ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 PTO=[YR=1993] N12 W5 UEP=[YR=1993] W15 S12E15 N12$ S12 E5 $ W34 S1 USP=[YR=1993] W8S10 E8 N10$ S13 W2 S8 E2 S6 FGR=[YR=1993] S21 E18 N17 FOP=[YR=1993] E6 N3 W6 S3$ N7 W8 S3 W10$ E10 N3 E8 S4E6 S7 E11 S8 E5 S2 E8 N29 E2 N11 W2 N6$.

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	727.00	SF	5.20	5.20	100	1990	1990	3	57	2,155	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 4,465

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