LOT 55
IN OR 1914/1260
PIRATES BAY PB 5/213

PRICE JOHN A & JAMIE
2379 CAPTAIN KIDD DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0055-0000

BUILDING CHARACTERISTICS

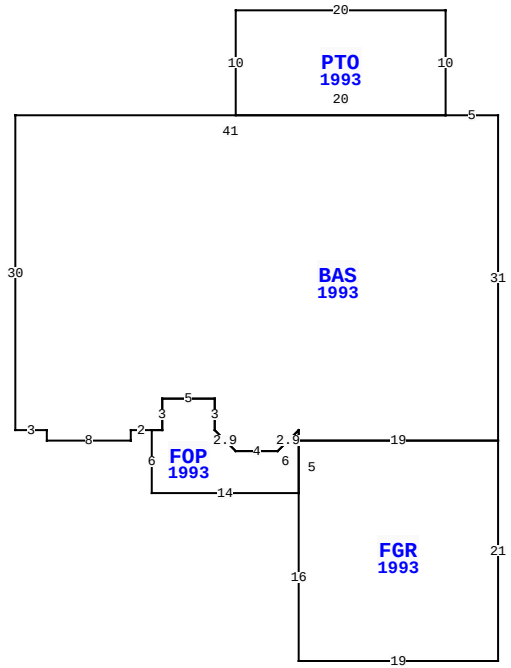
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,404	100	1993	1,404	196,433
FGR	399	55	1993	219	30,641
FOP	87	30	1993	26	3,638
PTO	200	5	1993	10	1,399
TOTALS	2,090			1,659	232,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,659	125.5800	165.77	275,012	1991	1991	0	0	0	15.60	84.40

1 SNGL FAM – 0% - 0 Heated Area: 1404 HX Base Yr



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

2379 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	232,110
TOTAL MARKET OB/XF VALUE	4,571
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	416,681
SOH/AGL Deduction	45,881
ASSESSED VALUE	370,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	370,800
TOTAL JUST VALUE	416,681
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	390,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6751	NEW CONSTR	62,060	09/24/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1914/1260	4/10/2014	QC	U	I	11	23,400
GRANTOR: PRICE JOHN A						
GRANTEE: PRICE JOHN A & JAMI						
0738/0094	8/30/1995	WD	Q	I		109,500
GRANTOR: LEVEN DIANA L						
GRANTEE: PRICE JOHN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 PTO=[YR=1993] N10 W20 S10 E20$ W41 S30 E3 S1 E8 N1 E2 FOP=[YR=1993] S6 E14 FGR=[YR=1993] S16 E19 N21 W19 S5$ N6 L2 D2 W4 U2 L2 N3 W5 S3 W1 $ E1 N3 E5 S3 R2 D2 E4 U2 R2 S1 E19 N31$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
2	0811	CONCRETE B	0	0	0	0	708.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,191	

LAND DESCRIPTION

TOTAL OB/XF 4,571

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	0		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 05/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS