

LOT 57
IN OR 1906/1300
PIRATES BAY PB 5/213

TOWNSEND TRUST/TOWNSEND LYLE R TRUSTEE
2351 CAPTAIN KIDD DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0057-0000



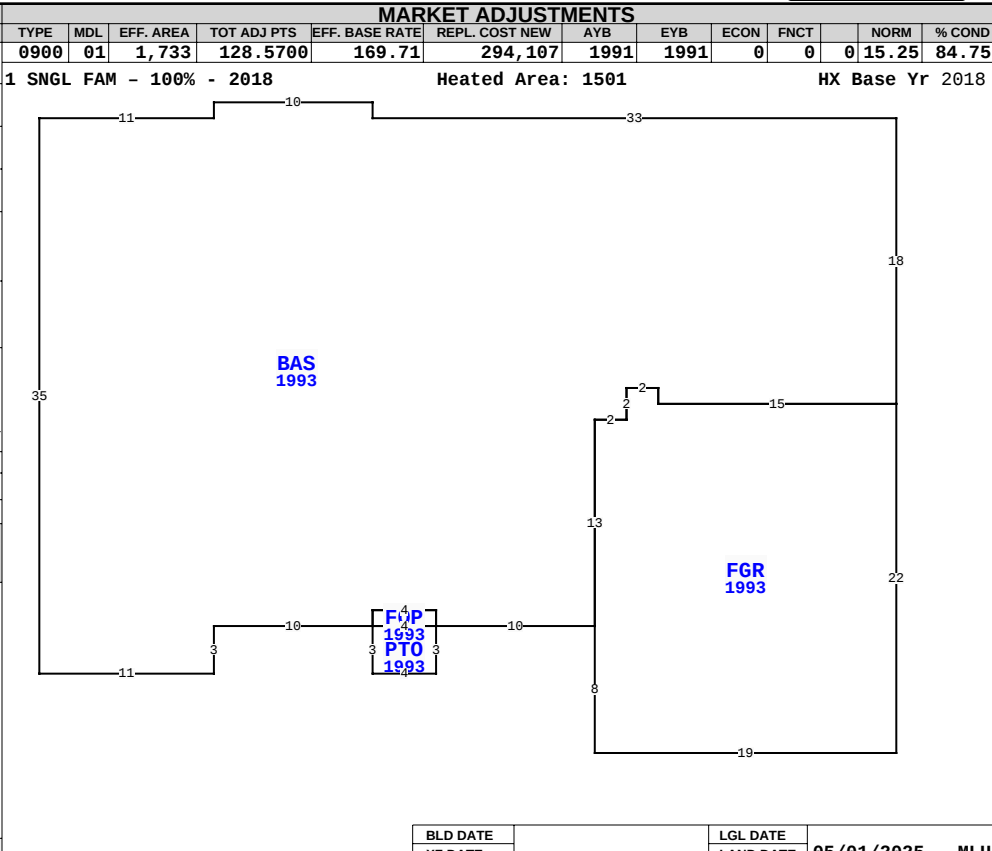
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	215,888
FGR	418	55	1993	230	33,080
FOP	4	30	1993	1	144
PTO	12	5	1993	1	144
TOTALS	1,935			1,733	249,256

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
2	0811	CONCRETE B	0	100	0	0	834.00	SF	5.20	5.20	100
3	0756	FEP	0	100	20	12	240.00	SF	27.00	27.00	100
4	0754	FOP	0	100	4	12	48.00	SF	15.00	15.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT	



2351 CAPTAIN KIDD DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/01/2025 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		249,256	
TOTAL MARKET OB/XF VALUE		6,544	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		435,800	
SOH/AGL Deduction		159,131	
ASSESSED VALUE		276,669	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		220,947	
TOTAL JUST VALUE		435,800	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		408,304	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053234	REMODEL	2,000	12/22/2005
20052858	REMODEL	20,000	10/13/2005
6720	NEW CONSTR	65,420	09/05/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1906/1300	1/31/2014	QC	U	I	11	100
GRANTOR: TOWNSEND LYLE R & TAR						
GRANTEE: TOWNSEND LYLE R & T						
1663/0256	2/12/2010	WD	Q	I	01	238,500
GRANTOR: SWARINGEN JAMES B & D						
GRANTEE: TOWNSEND LYLE R & T						

BUILDING NOTES											
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BUILDING DIMENSIONS

BAS=[YR=1993] W33 N1 W10 S1 W11 S35 E11 N3 E10 PTO=[YR=1993] S3 E4 N3 FOP=[YR=1993] N1 W4 S1 E4\$ W4\$ N1 E4 S1 E10

FGR=[YR=1993] S8 E19 N22 W15 N1 W2 S2 W2 S13\$ N13 E2 N2 E2 S1 E15 N18\$.