LOT 60
IN OR 1636/44
PIRATES BAY PB5/213

SIMONEAU ROBERT G & MAUREEN S
2315 CAPTAIN KIDD DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0060-0000

BUILDING CHARACTERISTICS

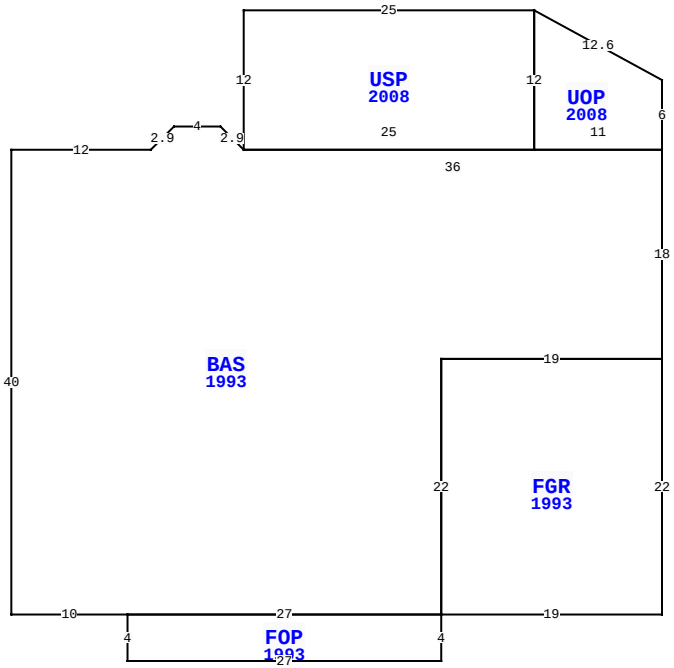
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,834	100	1993	1,834	261,655
FGR	418	55	1993	230	32,814
FOP	108	30	1993	32	4,566
UOP	99	20	2008	20	2,853
USP	300	30	2008	90	12,841
TOTALS	2,759			2,206	314,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,206	123.5192	163.05	359,688	1993	1998	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 2018 Heated Area: 1834 HX Base Yr 2018



2315 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		314,727
TOTAL MARKET OB/XF VALUE		7,038
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		501,765
SOH/AGL Deduction		192,324
ASSESSED VALUE		309,441
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		258,719
TOTAL JUST VALUE		501,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081572	XFOB	6,000	10/13/2008
7485	NEW CONSTR	83,685	01/05/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1636/0044	8/14/2009	WD	Q	I	01	272,500
GRANTOR: MADSEN KEVIN D & ELLE						
GRANTEE: SIMONEAU ROBERT G &						
1365/1000	11/07/2005	WD	Q	I		270,000
GRANTOR: ARTHUR DOUGLAS G						
GRANTEE: MADSEN KEVIN D & EL						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2008] N6 U6 L11 USP=[YR=2008] W25 S12
BAS=[YR=1993] L2 U2 W4 L2 D2 W12 S40 E10 FOP=[YR=1993] S4 E27 N4 W27$ E27 FGR=[YR=1993] E19 N22 W19 S22$ N22 E19 N18 W36$ E25 N12$ S12 E11$.

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	44	16	704.00	SF	5.20	5.20	100	1993	1993	3	64	2,343	
2	0810	CONCRETE A	0	100	0	0	64.00	SF	6.50	6.50	100	1993	1993	3	64	266	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
4	1242	WD DECK A	0	100	0	0	135.00	SF	10.00	10.00	100	2005	2005	3	22	297	
5	1242	WD DECK A	0	100	12	6	72.00	SF	10.00	10.00	100	2008	2008	3	31	223	
6	0820	WOOD WALK	0	100	0	0	19.00	SF	11.75	11.75	100	2008	2008	3	40	89	
7	0476	VF 6 SBPL	0	100	0	0	42.00	LF	32.00	32.00	100	2007	2007	3	69	927	
8	0479	VF PICKET	0	100	0	0	54.00	LF	10.00	10.00	100	2007	2007	3	69	373	

LAND DESCRIPTION

TOTAL OB/XF 7,038

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