LOT 61
IN OR 1624/1779
PIRATES BAY PB 5/213

MULBERG RUTHELLEN
2265 CAPTAIN KIDD DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0061-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

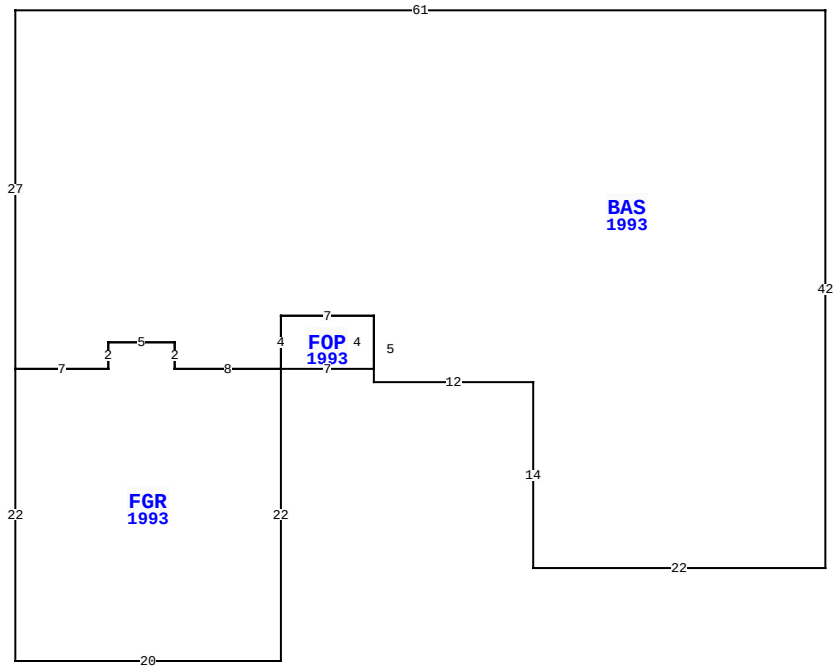
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,951	100	1993	1,951	279,437
FGR	450	55	1993	248	35,520
FOP	28	30	1993	8	1,146
TOTALS	2,429			2,207	316,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,207	128.0272	169.00	372,983	1992	1992	0	0	0	15.25	84.75

1 SNGL FAM – 100% - 2010 Heated Area: 1951 HX Base Yr 2010



2265 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		316,103
TOTAL MARKET OB/XF VALUE		23,287
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		519,390
SOH/AGL Deduction		294,705
ASSESSED VALUE		224,685
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		173,963
TOTAL JUST VALUE		519,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122295	MTL ROOF	9,200	11/08/2012
B010094	REMODEL	3,000	01/23/2001
B983063	XFOB	5,000	01/26/1998
B972190	SWIM POOL	28,300	10/23/1997
7051	NEW CONSTR	78,860	05/12/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1624/1779	6/12/2009	WD	U	I	12	275,000
GRANTOR: BALDWIN MICHAEL J & E						
GRANTEE: MULBERG RUTHELLEN &						
1425/1180	7/05/2006	WD	Q	I		354,400
GRANTOR: LADSON JUDY E						
GRANTEE: BALDWIN MICHAEL LJ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W61 S27 FGR=[YR=1993] S22 E20 N22 FOP=[YR=1993] E7 N4 W7 S4$ W8 N2 W5 S2 W7$ E7 N2 E5 S2 E8 N4 E7 S5 E12 S14 E22 N42$.

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	1992	1992	3	70	2,450	
2	0811	CONCRETE B	0	100	0	0	857.00	SF	5.20	5.20	100	1992	1992	3	62	2,763	
3	0845	KOOL DECK	0	100	0	0	737.00	SF	7.25	7.25	100	1997	1997	3	72	3,847	
4	0861	POOL GUNIT	0	100	0	0	499.00	SF	85.00	85.00	100	1997	1997	3	20	8,483	
5	0910	SCRN RM L	0	100	50	24	1,200.00	SF	10.50	10.50	100	1997	1997	3	20	2,520	
6	0476	VF 6 SBPL	0	100	0	0	146.00	LF	32.00	32.00	100	2007	2007	3	69	3,224	

LAND DESCRIPTION

TOTAL OB/XF 23,287

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS