LOT 62
PIRATES BAY PB 5/213

CUMMISKEY TIMOTHY & BEVERLY
2250 CAPTAIN KIDD DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0062-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

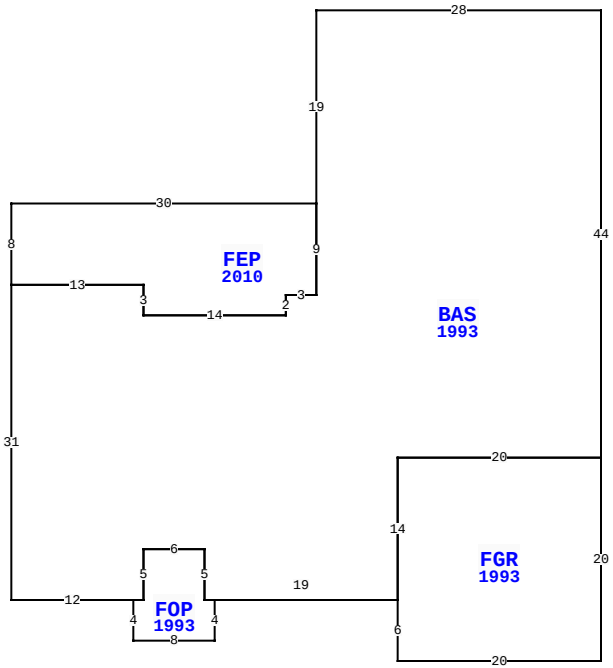
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,199	100	1993	2,199	283,288
FEP	285	80	2010	228	29,373
FGR	400	55	1993	220	28,342
FOP	62	30	1993	19	2,448
TOTALS	2,946			2,666	343,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,666	114.8160	151.56	404,059	1993	1993	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2023 Heated Area: 2199 HX Base Yr 2023



2250 CAPTAIN KIDD DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		343,450
TOTAL MARKET OB/XF VALUE		7,768
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		531,218
SOH/AGL Deduction		186,850
ASSESSED VALUE		344,368
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		293,646
TOTAL JUST VALUE		531,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		495,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120427	REPAIR/RRF	8,000	03/15/2012
7412	NEW CONSTR	102,340	11/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2534/1025	1/24/2022	WD	Q	I	01	425,000
GRANTOR: SMITH THELMA H &						
GRANTEE: CUMMISKEY TIMOTHY J						
1932/0839	8/14/2014	QC	U	I	11	123,000
GRANTOR: SMITH THELMA H						
GRANTEE: SMITH THELMA H & MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S19 FEP=[YR=2010] W30 S8 E13 S3 E14 N2 E3 N9$ S9 W3 S2 W14 N3 W13 S31 E12 FOP=[YR=1993] S4 E8 N4 W1 N5W6 S5 W1$ E1 N5 E6 S5 E19 FGR=[YR=1993] S6 E20 N20 W20 S14$ N14 E20 N44$.

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	48	16	768.00	SF	5.20	5.20	100	1993	1993	3	64	2,556	
2	0810	CONCRETE A	0	100	0	0	173.00	SF	6.50	6.50	100	1993	1993	3	64	720	
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	0810	CONCRETE A	0	100	0	0	474.00	SF	6.50	6.50	100	1993	1993	3	64	1,972	

LAND DESCRIPTION

TOTAL OB/XF 7,768

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 12/28/2022 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS