LOT 63
IN OR 2154/1001
PIRATES BAY PB 5/213

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

2025

00-00-31-164B-0063-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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

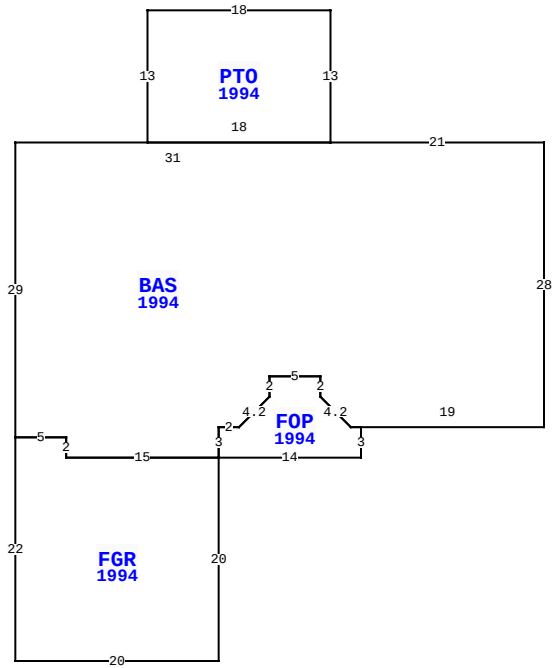
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,472	100	1994	1,472	210,827
FGR	410	55	1994	226	32,369
FOP	76	30	1994	23	3,295
PTO	234	5	1994	12	1,719
TOTALS	2,192			1,733	248,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,733	127.6500	168.50	292,010	1994	1994	0	0	0	15.00	85.00

1 SNGL FAM – 0% - 2023 Heated Area: 1472 HX Base Yr



2262 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	248,208
TOTAL MARKET OB/XF VALUE	3,335
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	431,543
SOH/AGL Deduction	8,493
ASSESSED VALUE	423,050
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	423,050
TOTAL JUST VALUE	431,543
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	404,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8455	NEW CONSTR	60,135	07/25/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2154/1001	10/30/2017	WD	Q	I	01	240,000
GRANTOR: HOFFMAN CREIGHTON G &						
GRANTEE: CUMMISKEY TIMOTHY J						
1807/0928	7/20/2012	WD	U	I	30	100
GRANTOR: HOFFMAN ANDREA C						
GRANTEE: HOFFMAN ANDREA C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W21 PTO=[YR=1994] N13 W18 S13 E18 $ W31 S29
FGR=[YR=1994] S22 E20 N20 FOP=[YR=1994] E14 N3 W1 U3 L3 N2
W5 S2 L3 D3 W2 S3 $ W15 N2 W5 $ E5 S2 E15 N3 E2 U3 R3 N2
E5 S2 R3 D3 E19 N28 $.

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	0	0	0	957.00	SF	5.20	5.20	100	1994	1994	3	66	3,284	
2	0810	CONCRETE A	0	0	6	2	12.00	SF	6.50	6.50	100	1994	1994	3	66	51	

LAND DESCRIPTION

TOTAL OB/XF 3,335

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 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