

LOT 65
L/E OR 1744/1575
PIRATES BAY PB 5/213

SPRINGER JEANETTE C L/E/HACKNEY SUSAN & SHARON GLA
2310 CAPTAIN KIDD DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0065-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 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	1,679	100	1993	1,679	230,570
FGR	399	55	1993	219	30,075
FOP	30	30	1993	9	1,236
USP	200	30	1993	60	8,240
TOTALS	2,308			1,967	270,121

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	100	40	16	640.00	SF	5.20	5.20	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0476	VF 6 SBPL	0	100	0	0	35.00	LF	32.00	32.00	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

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

REVIEW DATE 05/08/2019 BY DJA

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,967	122.3922	161.56	317,789	1993	1993	0	0	0 15.00	85.00
1 SNGL FAM - 100% - 1996 Heated Area: 1679 HX Base Yr 1996											
2310 CAPTAIN KIDD DR, FERNANDINA BEACH											

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

TOTAL OB/XF											
6,021											

Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		270,121	
TOTAL MARKET OB/XF VALUE		6,021	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		456,142	
SOH/AGL Deduction		299,714	
ASSESSED VALUE		156,428	
TOTAL EXEMPTION VALUE		HX HB WX 55,722	
BASE TAXABLE VALUE		100,706	
TOTAL JUST VALUE		456,142	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		426,590	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121223	ROOF	9,800	06/22/2012
20112193	WTR HTR	700	12/09/2011
20101344	REPAIR/RRF	5,384	08/12/2010
20091029	REPAIR/RRF	5,046	08/04/2009
8139	ADDITION	2,470	02/14/1994
7456	NEW CONSTR	76,480	12/10/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1744/1575	6/27/2011	QC	U	I	11
GRANTOR: SPRINGER JEANETTE					
GRANTEE: SPRINGER JEANETTE C					
0677/0133	3/16/1993	WD	Q	I	
GRANTOR: ATLANTIC BUILDERS					
GRANTEE: SPRINGER THOMAS JR					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W8 USP=[YR=1993] N10 W20 S10 E20\$ W32 U2 L2 W4 D2 L2 S38 E13 N2 E10FOP=[YR=1993] E6 FGR=[YR=1993] S18 E19 N21 W19 S3\$N5 W6 S5\$ N5 E6S2 E19 N33\$.											

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common: 180,000 PRINTED 07/30/2025 BY SYS