LOT 66
IN OR 705/287
PIRATES BAY PB 5/213

FERRELL RONALD Z & ANNA M
2322 CAPTAIN KIDD DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0066-0000

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	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

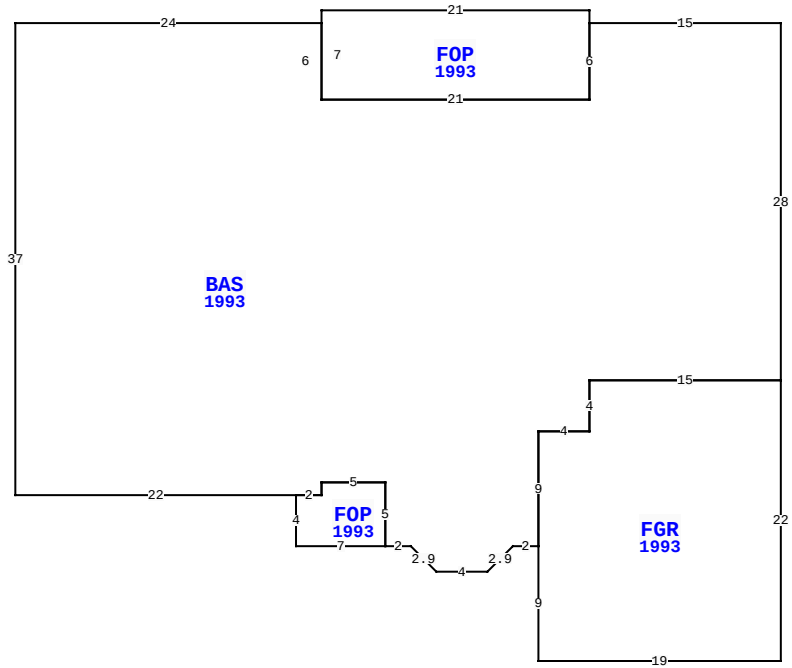
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,994	100	1993	1,994	279,732
FGR	402	55	1993	221	31,003
FOP	33	30	1993	10	1,403
FOP	147	30	1993	44	6,173
TOTALS	2,576			2,269	318,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,269	125.7732	166.02	376,699	1993	1993	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 0 Heated Area: 1994 HX Base Yr 1995



2322 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		318,311
TOTAL MARKET OB/XF VALUE		17,244
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		515,555
SOH/AGL Deduction		326,477
ASSESSED VALUE		189,078
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,356
TOTAL JUST VALUE		515,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061094	XFOB	1,300	05/18/2006
7506	NEW CONSTR	69,790	01/26/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0705/0287	5/23/1994	WD	Q	I		99,000
GRANTOR: BISBEE BALDWIN CORP						
GRANTEE: FERRELL RONALD & AN						
0701/0892	3/30/1994	CT	Q	V		100
GRANTOR: CLERK OF COURT						
GRANTEE: BISBEE-BALDWIN CORP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FOP=[YR=1993] N1 W21 S7 E21 N6$ S6 W21 N6 W24 S37 E22 FOP=[YR=1993] S4 E7 N5 W5 S1 W2$ E2 N1 E5 S5 E2 D2 R2 E4 U2 R2 E2 FGR=[YR=1993] S9 E19 N22 W15S4 W4 S9$ N9 E4 N4 E15 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
2	0812	CONCRETE C	0	100	0	0	1,468.00	SF	4.00	4.00	100	1993	1993	3	64	3,758	
3	0810	CONCRETE A	0	100	0	0	46.00	SF	6.50	6.50	100	1993	1993	3	64	191	
4	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	1994	1994	3	20	6,664	
5	0845	KOOL DECK	0	100	0	0	771.00	SF	7.25	7.25	100	1994	1994	3	66	3,689	
6	0479	VF PICKET	0	100	0	0	6.00	LF	10.00	10.00	100	2005	2005	3	64	38	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	64	384	

LAND DESCRIPTION

TOTAL OB/XF 17,244

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