LOT 68
IN OR 1788/1600
PIRATES BAY PB 5/213

LEONARD PETER T & ALICE F
2346 CAPTAIN KIDD DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0068-0000

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 80
Interior Floo	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

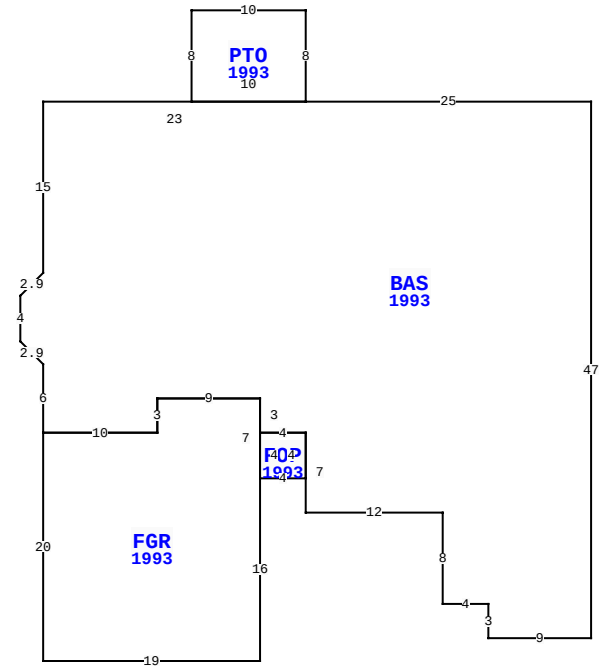
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,683	100	1993	1,683	242,675
FGR	407	55	1993	224	32,299
FOP	16	30	1993	5	721
PTO	80	5	1993	4	577
TOTALS	2,186			1,916	276,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,916	122.3922	161.56	309,549	1992	2002	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 2015 Heated Area: 1683 HX Base Yr



2346 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		276,272
TOTAL MARKET OB/XF VALUE		4,771
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		461,043
SOH/AGL Deduction		63,111
ASSESSED VALUE		397,932
TOTAL EXEMPTION VALUE	13	397,932
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		461,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070841	REPAIR/RRF	6,800	05/15/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1788/1600	4/16/2012	WD	Q	I	01	230,000
GRANTOR: PUGLIESE HEIDI CORMIE						
GRANTEE: LEONARD PETER T & A						
0939/1675	7/11/2000	WD	Q	I		138,900
GRANTOR: LAWSON SCOTT W						
GRANTEE: PUGLIESE JOHN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 PTO=[YR=1993] N8 W10 S8 E10$ W23 S15 L2 D2 S4 D2 R2 S6 FGR=[YR=1993] S20 E19 N16 FOP=[YR=1993] E4 N4 W4 S4$ N7 W9 S3 W10$ E10 N3 E9 S3 E4 S7 E12 S8 E4 S3 E9 N47$.

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	720.00	SF	5.20	5.20	100	1992	1992	3	62	2,321	

LAND DESCRIPTION

TOTAL OB/XF 4,771

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 05/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS