LOT 69 IN OR 960/1106
PIRATES BAY PB5/213

WRENN ROBERT D & JOANE F
2358 CAPTAIN KIDD DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0069-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

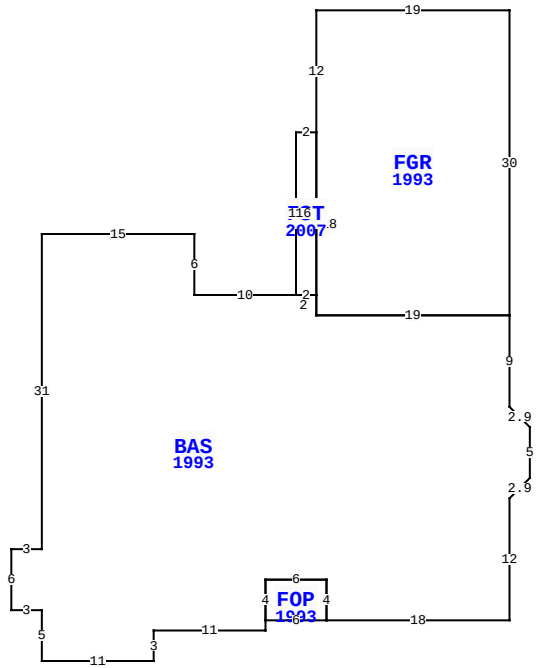
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,587	100	1993	1,587	218,825
FGR	570	55	1993	314	43,296
FOP	24	30	1993	7	965
FST	32	55	2007	18	2,482
TOTALS	2,213			1,926	265,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,926	125.3224	165.43	318,618	1990	1990	0	0	0	16.65	83.35

1 SNGL FAM – 100% - 2001 Heated Area: 1587 HX Base Yr 2001



2358 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		265,568
TOTAL MARKET OB/XF VALUE		6,675
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		452,243
SOH/AGL Deduction		278,255
ASSESSED VALUE		173,988
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		123,266
TOTAL JUST VALUE		452,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052589	GARAGE	1,000	09/01/2005
5701	NEW CONSTR	87,269	11/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0960/1106	12/04/2000	WD	Q	I		140,000
GRANTOR: TARDIFF DEBRA A						
GRANTEE: WRENN ROBERT D & JO						
0885/0663	6/01/1999	WD	Q	I	01	30,000
GRANTOR: TARDIFF PETER B & DEB						
GRANTEE: TARDIFF DEBRA A						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W19 S12 FST=[YR=2007] W2 S16 BAS=[YR=1993] W10 N6 W15 S31 W3 S6 E3 S5 E11 N3 E11 N1 FOP=[YR=1993] E6 N4 W6 S4$ N4 E6 S4 E18 N12 R2 U2 N5 L2 U2 N9 W19 N2 W2$ E2 N16$ S18 E19 N30$.

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	0812	CONCRETE C	0	100	0	0	1,234.00	SF	4.00	4.00	100	1990	1990	3	57	2,814	
2	0810	CONCRETE A	0	100	12	12	144.00	SF	6.50	6.50	100	1990	1990	3	57	534	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
4	0810	CONCRETE A	0	100	0	0	228.00	SF	6.50	6.50	100	1990	1990	3	57	845	
5	0479	VF PICKET	0	100	0	0	26.00	LF	10.00	10.00	100	2006	2006	3	66	172	

LAND DESCRIPTION

TOTAL OB/XF 6,675

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