

LOT 4
IN OR 2233/243
LAKEWOOD #4 PB 5/245

STATION MICHAEL W & RACHEL D
2159 CAPTAIN KIDD DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-143B-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMMT 40
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	1,455	100	1993	1,455	222,320
FGR	380	55	1993	209	31,934
FOP	85	30	1993	26	3,972
FSP	240	40	2003	96	14,668
TOTALS	2,160			1,786	272,895

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	70	2,450	
4	0300	BOAT DCK W	0	100	13	10	130.00	SF	40.00	40.00	100	1994	1994	3	20	1,040	
5	1242	WD DECK A	0	100	0	0	284.00	SF	10.00	10.00	100	2003	2003	3	20	568	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000134	C

REVIEW DATE	01/01/2023	BY	CD
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,786	128.5700	178.71	319,176	1993	1995	0	0	0	14.50
1 SNGL FAM 100% - 2019 Heated Area: 1455 HX Base Yr 2019											
2159 CAPTAIN KIDD DR, FERNANDINA BEACH											

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

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	
130.00	SF	40.00	40.00	100	1994	1994	3	20	1,040	
284.00	SF	10.00	10.00	100	2003	2003	3	20	568	

Total Acres:	0.00	Total Land Value:	198,000	Market:	0	Agricultural:	0	Common:	198,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				272,895	
TOTAL MARKET OB/XF VALUE				4,058	
TOTAL LAND VALUE - MARKET				198,000	
TOTAL MARKET VALUE				474,953	
SOH/AGL Deduction				259,635	
ASSESSED VALUE				215,318	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				163,907	
TOTAL JUST VALUE				474,953	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				468,398	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121714	ROOF	7,100	08/20/2012
20051483	H/AC	3,000	03/30/2005
B033083	ADDITION	1,000	05/12/2003
B2004330	REPAIR/RRF	2,000	11/09/2000
7696	NEW CONSTR	62,095	05/12/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2233/0243	10/26/2018	WD	Q	I	02	325,000
GRANTOR: MORSE DONALD A & BARB						
GRANTEE: STATION MICHAEL W &						
1101/1693	12/18/2002	WD	Q	I		157,000
GRANTOR: KISOR JAY G & LORETTA						
GRANTEE: MORSE DONALD A & BA						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W5 FSP=[YR=2003] N12 W20 S12 E20\$ W42 S30 E3 S1 E8 N1 E3 FOP=[YR=1993] S6 E14 FGR=[YR=1993] S16 E19 N20 W19 S4\$ N6W2 S2 W7 N5 W5 S3\$ N3 E5 S5 E7N2 E2 S2 E19 N32\$.		