

LOT 6  
IN OR 1621/1288  
LAKEWOOD #4 PB 5/245

COLCORD CHARLES E & SUSAN K  
2139 CAPTAIN KIDD DR  
FERNANDINA BEACH, FL 32034

2026

00-00-31-143B-0006-0000



| BUILDING CHARACTERISTICS                                                                                                                     |                  |                |                                                          |              |                      | MARKET ADJUSTMENTS |                |                |             |           |      |           |        |         |               | NASSAU COUNTY PROPERTY                                       |            |                             |      |         |              |     |    |        |  |
|----------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|----------------------------------------------------------|--------------|----------------------|--------------------|----------------|----------------|-------------|-----------|------|-----------|--------|---------|---------------|--------------------------------------------------------------|------------|-----------------------------|------|---------|--------------|-----|----|--------|--|
| ELEMENT                                                                                                                                      | CD               | CONSTRUCTION   | TYPE                                                     | MDL          | EFF. AREA            | TOT ADJ PTS        | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB       | ECON | FNCT      | NORM   | % COND  | PAGE 1 of 1 2 |                                                              |            |                             |      |         |              |     |    |        |  |
| Exterior Wall                                                                                                                                | 05               | AVERAGE 100    | 0900                                                     | 01           | 1,660                | 125.3500           | 174.24         | 289,238        | 1994        | 1997      | 0    | 0         | 0      | 13.75   | 86.25         | VALUATION BY STANDARD                                        |            |                             |      |         |              |     |    |        |  |
| Roof Structur                                                                                                                                | 03               | GABLE/HIP 100  | 1 SNGL FAM 100% - 2000 Heated Area: 1425 HX Base Yr 2000 |              |                      |                    |                |                |             |           |      |           |        |         |               | Tax Group: 2                                                 |            |                             |      |         | Tax Dist:    |     |    |        |  |
| Roof Cover                                                                                                                                   | 03               | COMP SHNGL 100 |                                                          |              |                      |                    |                |                |             |           |      |           |        |         |               | BUILDING MARKET VALUE                                        |            |                             |      |         | 249,468      |     |    |        |  |
| Interior Wall                                                                                                                                | 05               | DRYWALL 100    |                                                          |              |                      |                    |                |                |             |           |      |           |        |         |               | TOTAL MARKET OB/XF VALUE                                     |            |                             |      |         | 0            |     |    |        |  |
| Interior Floo                                                                                                                                | 14               | CARPET 80      |                                                          |              |                      |                    |                |                |             |           |      |           |        |         |               | TOTAL LAND VALUE - MARKET                                    |            |                             |      |         | 198,000      |     |    |        |  |
| Interior Floo                                                                                                                                | 12               | HARDWOOD 20    |                                                          |              |                      |                    |                |                |             |           |      |           |        |         |               | TOTAL MARKET VALUE                                           |            |                             |      |         | 447,468      |     |    |        |  |
| Air Condition                                                                                                                                | 03               | CENTRAL 100    |                                                          |              |                      |                    |                |                |             |           |      |           |        |         |               | SOH/AGL Deduction                                            |            |                             |      |         | 289,274      |     |    |        |  |
| Heating Type                                                                                                                                 | 04               | AIR DUCTED 100 |                                                          |              |                      |                    |                |                |             |           |      |           |        |         |               | ASSESSED VALUE                                               |            |                             |      |         | 158,194      |     |    |        |  |
| Bedrooms                                                                                                                                     | 3                | 100            |                                                          |              |                      |                    |                |                |             |           |      |           |        |         |               | TOTAL EXEMPTION VALUE                                        |            |                             |      |         | HX HB 51,411 |     |    |        |  |
| Bathrooms                                                                                                                                    | 2                | 100            |                                                          |              |                      |                    |                |                |             |           |      |           |        |         |               | BASE TAXABLE VALUE                                           |            |                             |      |         | 106,783      |     |    |        |  |
| Frame                                                                                                                                        | 02               | WOOD FRAME 100 |                                                          |              |                      |                    |                |                |             |           |      |           |        |         |               | TOTAL JUST VALUE                                             |            |                             |      |         | 447,468      |     |    |        |  |
| Stories                                                                                                                                      | 1.               | 1. 100         |                                                          |              |                      |                    |                |                |             |           |      |           |        |         |               | NCON VALUE                                                   |            |                             |      |         | 0            |     |    |        |  |
| Units                                                                                                                                        | 0                | 100            | INCOME VALUE                                             |              |                      |                    |                |                |             |           |      |           |        |         |               |                                                              |            |                             |      |         |              |     |    |        |  |
| Occupancy                                                                                                                                    | 00               | NONE 100       | PREVIOUS YEAR MKT VALUE                                  |              |                      |                    |                | 438,716        |             |           |      |           |        |         |               |                                                              |            |                             |      |         |              |     |    |        |  |
| 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 |                    |                |                |             |           |      |           |        |         |               | PERMIT NUM DESCRIPTION AMT ISSUED                            |            |                             |      |         |              |     |    |        |  |
| BAS                                                                                                                                          | 1,425            | 100            | 1994                                                     | 1,425        | 214,152              |                    |                |                |             |           |      |           |        |         |               | 20121898 WINDOW 5,000 09/12/2012                             |            |                             |      |         |              |     |    |        |  |
| FGR                                                                                                                                          | 404              | 55             | 1994                                                     | 222          | 33,362               |                    |                |                |             |           |      |           |        |         |               | 20053250 REPAIR/RRF 3,000 12/28/2005                         |            |                             |      |         |              |     |    |        |  |
| FOP                                                                                                                                          | 30               | 30             | 1994                                                     | 9            | 1,352                |                    |                |                |             |           |      |           |        |         |               | B032976 REPAIR/RRF 1,000 04/22/2003                          |            |                             |      |         |              |     |    |        |  |
| PTO                                                                                                                                          | 80               | 5              | 1994                                                     | 4            | 601                  |                    |                |                |             |           |      |           |        |         |               | 7974 NEW CONSTR 52,768 11/11/1993                            |            |                             |      |         |              |     |    |        |  |
| TOTALS 1,939 1,660 249,468                                                                                                                   |                  |                |                                                          |              |                      |                    |                |                |             |           |      |           |        |         |               |                                                              |            |                             |      |         |              |     |    |        |  |
| EXTRA FEATURES                                                                                                                               |                  |                |                                                          |              |                      |                    |                |                |             |           |      |           |        |         |               | SALES DATA                                                   |            |                             |      |         |              |     |    |        |  |
| 2139 CAPTAIN KIDD DR, FERNANDINA BEACH                                                                                                       |                  |                |                                                          |              |                      |                    |                |                |             |           |      |           |        |         |               | OFF RECORD Number DATE TYPE INST Q / V / I RSN CD SALE PRICE |            |                             |      |         |              |     |    |        |  |
|                                                                                                                                              |                  |                |                                                          |              |                      |                    |                |                |             |           |      |           |        |         |               | 1621/1288 5/22/2009 WD U I 16 86,600                         |            |                             |      |         |              |     |    |        |  |
|                                                                                                                                              |                  |                |                                                          |              |                      |                    |                |                |             |           |      |           |        |         |               | GRANTOR: COLCORD CHARLES E                                   |            |                             |      |         |              |     |    |        |  |
|                                                                                                                                              |                  |                |                                                          |              |                      |                    |                |                |             |           |      |           |        |         |               | GRANTEE: COLCORD CHARLES E &                                 |            |                             |      |         |              |     |    |        |  |
|                                                                                                                                              |                  |                |                                                          |              |                      |                    |                |                |             |           |      |           |        |         |               | 1180/1430 10/15/2003 QC Q I 01 100                           |            |                             |      |         |              |     |    |        |  |
|                                                                                                                                              |                  |                |                                                          |              |                      |                    |                |                |             |           |      |           |        |         |               | GRANTOR: COLCORD CONSTANCE R                                 |            |                             |      |         |              |     |    |        |  |
|                                                                                                                                              |                  |                |                                                          |              |                      |                    |                |                |             |           |      |           |        |         |               | GRANTEE: COLCORD CHARLES E                                   |            |                             |      |         |              |     |    |        |  |
|                                                                                                                                              |                  |                |                                                          |              |                      |                    |                |                |             |           |      |           |        |         |               | BUILDING NOTES                                               |            |                             |      |         |              |     |    |        |  |
|                                                                                                                                              |                  |                |                                                          |              |                      |                    |                |                |             |           |      |           |        |         |               | BUILDING DIMENSIONS                                          |            |                             |      |         |              |     |    |        |  |
|                                                                                                                                              |                  |                |                                                          |              |                      |                    |                |                |             |           |      |           |        |         |               | BAS=[YR=1994] W23 PT0=[YR=1994] N8 W10 S8 E10 \$ W13 U2 L2   |            |                             |      |         |              |     |    |        |  |
|                                                                                                                                              |                  |                |                                                          |              |                      |                    |                |                |             |           |      |           |        |         |               | W4 D2 L2 W2 S36 E13 N2 E9 FOP=[YR=1994] S2 E5 FGR=[YR=1994]  |            |                             |      |         |              |     |    |        |  |
|                                                                                                                                              |                  |                |                                                          |              |                      |                    |                |                |             |           |      |           |        |         |               | S11 E19 N22 W12 S2 W7 S9 \$ N7 W4 S5 W1 \$ E1 N5 E4 N2 E7 N2 |            |                             |      |         |              |     |    |        |  |
|                                                                                                                                              |                  |                |                                                          |              |                      |                    |                |                |             |           |      |           |        |         |               | E12 N25 \$ .                                                 |            |                             |      |         |              |     |    |        |  |
| LAND DESCRIPTION                                                                                                                             |                  |                |                                                          |              |                      |                    |                |                |             |           |      |           |        |         |               | TOTAL OB/XF 0                                                |            |                             |      |         |              |     |    |        |  |
| L N                                                                                                                                          | USE CODE         | CLS            | LAND USE DESCRIPTION                                     | CAP          | R D                  | LOC ZONE           | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE | D T  | DPHT FACT | % COND | TOT ADJ | UNIT PRICE    | ADJ UNIT PRICE                                               | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL         | FRZ | YR | CONSRV |  |
| 1                                                                                                                                            | 000134           | C              | RES POND                                                 | 100          |                      | R-1                | 0.00           | 0.00           | 1.00        | LT        |      | 1.00      | 1.00   | 1.10    | 180,000.00    | 198,000.00                                                   | 198,000    |                             |      |         |              |     |    |        |  |
| REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 198,000 Market: 0 Agricultural: 0 Common: 198,000 PRINTED 07/09/2026 BY SYS |                  |                |                                                          |              |                      |                    |                |                |             |           |      |           |        |         |               |                                                              |            |                             |      |         |              |     |    |        |  |