LOT 55
IN OR 1914/1260
PIRATES BAY PB 5/213

PRICE JOHN A & JAMIE
9 SWAN DR
MIDDLETOWN, RI 02842

2026

00-00-31-164B-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

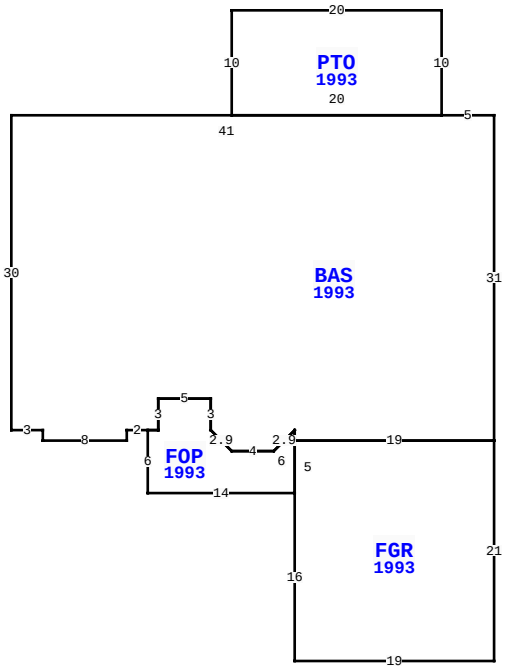
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,404	100	1993	1,404	206,163
FGR	399	55	1993	219	32,158
FOP	87	30	1993	26	3,818
PTO	200	5	1993	10	1,469
TOTALS	2,090			1,659	243,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,659	125.5800	174.56	289,595	1991	1991	0	0	0	15.88	84.12

1 SNGL FAM 0% - 0 Heated Area: 1404 HX Base Yr



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

2379 CAPTAIN KIDD DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	243,607
TOTAL MARKET OB/XF VALUE	2,310
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	425,917
SOH/AGL Deduction	18,037
ASSESSED VALUE	407,880
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	407,880
TOTAL JUST VALUE	425,917
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	416,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6751	NEW CONSTR	62,060	09/24/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1914/1260	4/10/2014	QC	U	I	11	23,400
GRANTOR: PRICE JOHN A						
GRANTEE: PRICE JOHN A & JAMI						
0738/0094	8/30/1995	WD	Q	I		109,500
GRANTOR: LEVEN DIANA L						
GRANTEE: PRICE JOHN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 PTO=[YR=1993] N10 W20 S10 E20$ W41 S30 E3 S1 E8 N1 E2 FOP=[YR=1993] S6 E14 FGR=[YR=1993] S16 E19 N21 W19 S5$ N6 L2 D2 W4 U2 L2 N3 W5 S3 W1 $ E1 N3 E5 S3 R2 D2 E4 U2 R2 S1 E19 N31$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 2,310

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	0		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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS