LOT 56
IN OR 1597/1175
PIRATES BAY PB5/213

ZAGRODNY MICHAEL & BERNADETTE
2367 CAPTAIN KIDD DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0056-0000

BUILDING CHARACTERISTICS

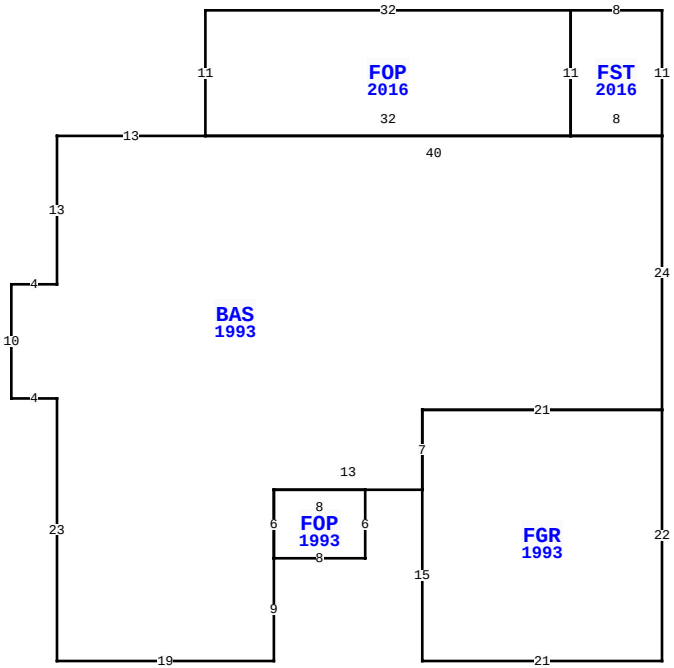
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,821	100	1993	1,821	261,236
FGR	462	55	1993	254	36,438
FOP	48	30	1993	14	2,008
FOP	352	30	2016	106	15,207
FST	88	55	2016	48	6,886
TOTALS	2,771			2,243	321,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,243	126.1113	175.29	393,175	1989	1989	0	0	0	18.16	81.84

1 SNGL FAM 100% - 2016 Heated Area: 1821 HX Base Yr 2016



2367 CAPTAIN KIDD DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		321,774
TOTAL MARKET OB/XF VALUE		2,170
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		503,944
SOH/AGL Deduction		220,533
ASSESSED VALUE		283,411
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		232,000
TOTAL JUST VALUE		503,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		495,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160358	FOP400SF	20,000	02/11/2016
20131348	ROOF	6,000	06/13/2013
5986	SWIM POOL	8,000	05/16/1990
5274	NEW CONSTR	78,995	03/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1597/1175	12/16/2008	WD	Q	I		267,000
GRANTOR: PEEK JOANN R & JAMES						
GRANTEE: ZAGRODNY MICHAEL P						
1340/1825	8/11/2005	WD	Q	I		275,000
GRANTOR: REACH KENNETH A & PAT						
GRANTEE: PEEK JOANN R & JAME						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2016] W8 FOP=[YR=2016] W32 S11 BAS=[YR=1993] W13 S13 W4 S10 E4 S23 E19 N9 FOP=[YR=1993] E8 N6 W8 S6 $ N6 E13 FGR=[YR=1993] S15 E21 N22 W21 S7 $ N7 E21 N24 W40$ E32 N11$ S11 E8 N11$.

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	1989	1989	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 2,170

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 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