

LOT 57
IN OR 1906/1300
PIRATES BAY PB 5/213

TOWNSEND TRUST/TOWNSEND LYLE R TRUSTEE
2351 CAPTAIN KIDD DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0057-0000



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/LAMNT 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		

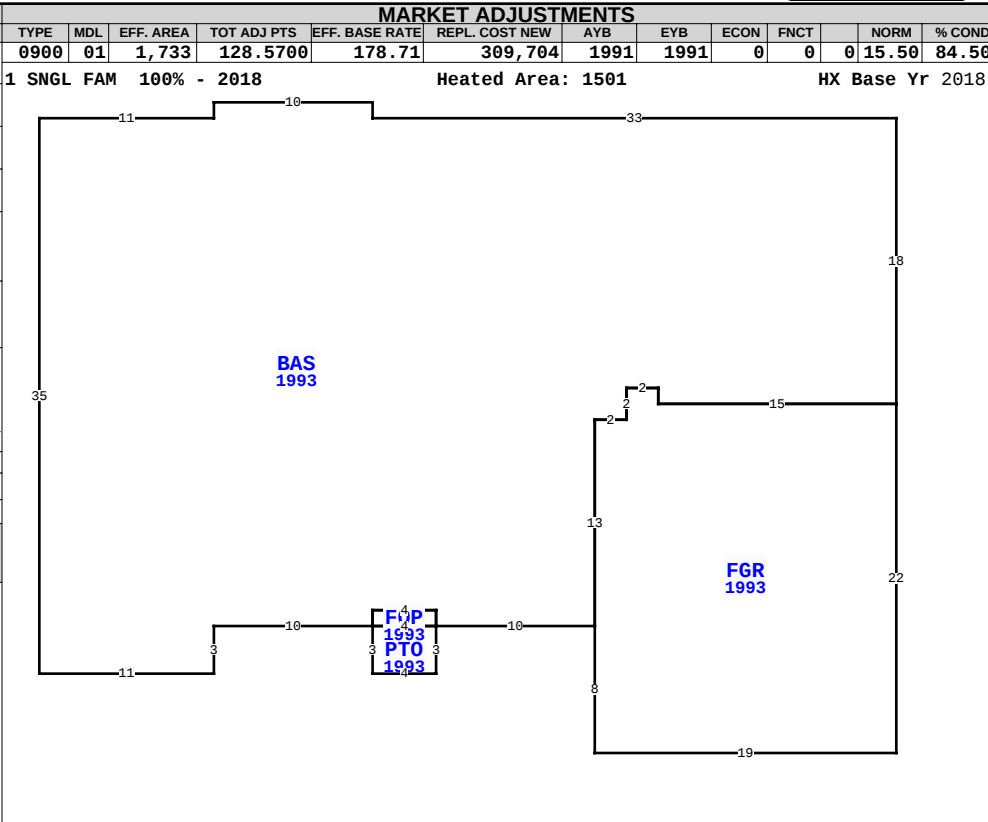
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,501	100	1993	1,501	226,666
FGR	418	55	1993	230	34,732
FOP	4	30	1993	1	151
PTO	12	5	1993	1	151

TOTALS	1,935			1,733	261,700
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0756	FEP	0	100	20	12	240.00	SF	27.00
4	0754	FOP	0	100	4	12	48.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-1	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD



2351 CAPTAIN KIDD DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/01/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1991	1991	3	66	2,310	
3	0756	FEP	0	100	20	12	240.00	SF	27.00	27.00	100	2005	2005	3	21	1,361	
4	0754	FOP	0	100	4	12	48.00	SF	15.00	15.00	100	2005	2005	3	21	151	

TOTAL OB/XF														3,822		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA					
R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00						

Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		261,700			
TOTAL MARKET OB/XF VALUE		3,822			
TOTAL LAND VALUE - MARKET		180,000			
TOTAL MARKET VALUE		445,522			
SOH/AGL Deduction		161,383			
ASSESSED VALUE		284,139			
TOTAL EXEMPTION VALUE		56,411			VX HX HB
BASE TAXABLE VALUE		227,728			
TOTAL JUST VALUE		445,522			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		435,800			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053234	REMODEL	2,000	12/22/2005
20052858	REMODEL	20,000	10/13/2005
6720	NEW CONSTR	65,420	09/05/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1906/1300	1/31/2014	QC	U	I	11	100	
GRANTOR: TOWNSEND LYLE R & TAR							
GRANTEE: TOWNSEND LYLE R & T							
1663/0256	2/12/2010	WD	Q	I	01	238,500	
GRANTOR: SWARINGEN JAMES B & D							
GRANTEE: TOWNSEND LYLE R & T							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W33 N1 W10 S1 W11 S35 E11 N3 E10 PTO=[YR=1993] S3 E4 N3 FOP=[YR=1993] N1 W4 S1 E4\$ W4\$ N1 E4 S1 E10 FGR=[YR=1993] S8 E19 N22 W15 N1 W2 S2 W2 S13\$ N13 E2 N2 E2 S1 E15 N18\$.									

PRINTED 07/09/2026 BY SYS