

LOT 58
IN OR 1649/1550
PIRATES BAY PB 5/213

KUHL PHILIP P
2339 CAPTAIN KIDD DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0058-0000



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	11	CLAY TILE 100
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

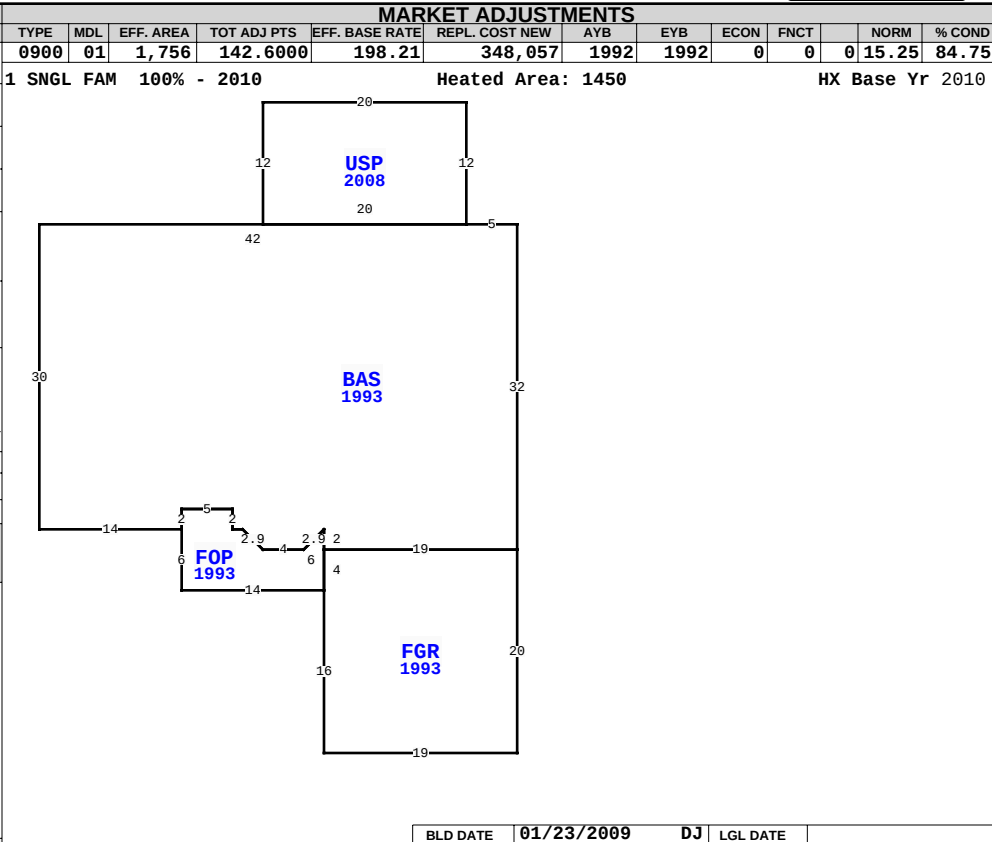
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,450	100	1993	1,450	243,576
FGR	380	55	1993	209	35,109
FOP	82	30	1993	25	4,199
USP	240	30	2008	72	12,095
TOTALS	2,152			1,756	294,978

EXTRA FEATURES

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	1992	1992	3	68	2,380

LAND DESCRIPTION			TOTAL OB/XF 2,380													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE 01/01/2023 BY CD



2339 CAPTAIN KIDD DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		294,978	
TOTAL MARKET OB/XF VALUE		2,380	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		477,358	
SOH/AGL Deduction		278,049	
ASSESSED VALUE		199,309	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		147,898	
TOTAL JUST VALUE		477,358	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		466,056	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090184	REMODEL	16,530	02/10/2009
6871	NEW CONSTR	64,895	01/22/1992

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BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=1993] W5 USP=[YR=2008] N12 W20 S12 E20\$ W42 S30 E14 FOP=[YR=1993] S6 E14 FGR=[YR=1993] S16 E19N20 W19 S4\$ N6 L2 D2 W4 U2 L2 W1 N2 W5 S2 \$ N2 E5 S2 E1 D2 R2 E4 U2 R2 S2 E19 N32\$.

TOTAL OB/XF 2,380																
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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

Market: 0 Agricultural: 0 Common: 180,000

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