LOT 59
IN OR 1988/1027
PIRATES BAY PB 5/213

POPWELL TRUST/ITALIA A POPWELL TRUSTEE
2327 CAPTAIN KIDD DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0059-0000

BUILDING CHARACTERISTICS

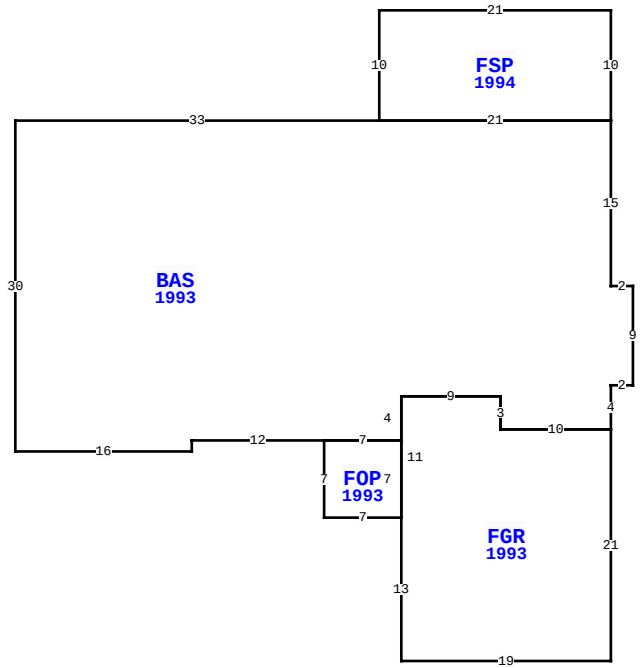
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,554	100	1993	1,554	240,203
FGR	426	55	1993	234	36,170
FOP	49	30	1993	15	2,318
FSP	210	40	1994	84	12,984
TOTALS	2,239			1,887	291,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,887	132.1971	183.75	346,736	1991	1991	0	0	0	15.88	84.12

1 SNGL FAM 100% - 2015 Heated Area: 1554 HX Base Yr 2015



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

2327 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		291,674
TOTAL MARKET OB/XF VALUE		42,500
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		514,174
SOH/AGL Deduction		292,790
ASSESSED VALUE		221,384
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		164,973
TOTAL JUST VALUE		514,174
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8478	XFOB	1,720	08/08/1994
7254	SWIM POOL	6,800	08/07/1992
6783	NEW CONSTR	71,650	10/21/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1988/1027	6/22/2015	WD	U	I	11	100
GRANTOR: POPWELL ITALIA A						
GRANTEE: POPWELL TRUST						
1946/1222	11/07/2014	WD	Q	I	01	250,000
GRANTOR: DESIATO PHILLIP C & K						
GRANTEE: POPWELL ITALIA A						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1994] W21 S10 BAS=[YR=1993] W33 S30 E16 N1 E12
FOP=[YR=1993] S7 E7 FGR=[YR=1993] S13 E19 N21 W10 N3 W9 S11 $
N7 W7 $ E7 N4 E9 S3 E10 N4 E2 N9 W2 N15 W21 $ E21 N10 $.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1992	1992	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 42,500

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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