

LOT 60
IN OR 1636/44
PIRATES BAY PB5/213

SIMONEAU ROBERT G & MAUREEN S
2315 CAPTAIN KIDD DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0060-0000



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	13	LVT/LAMMT 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
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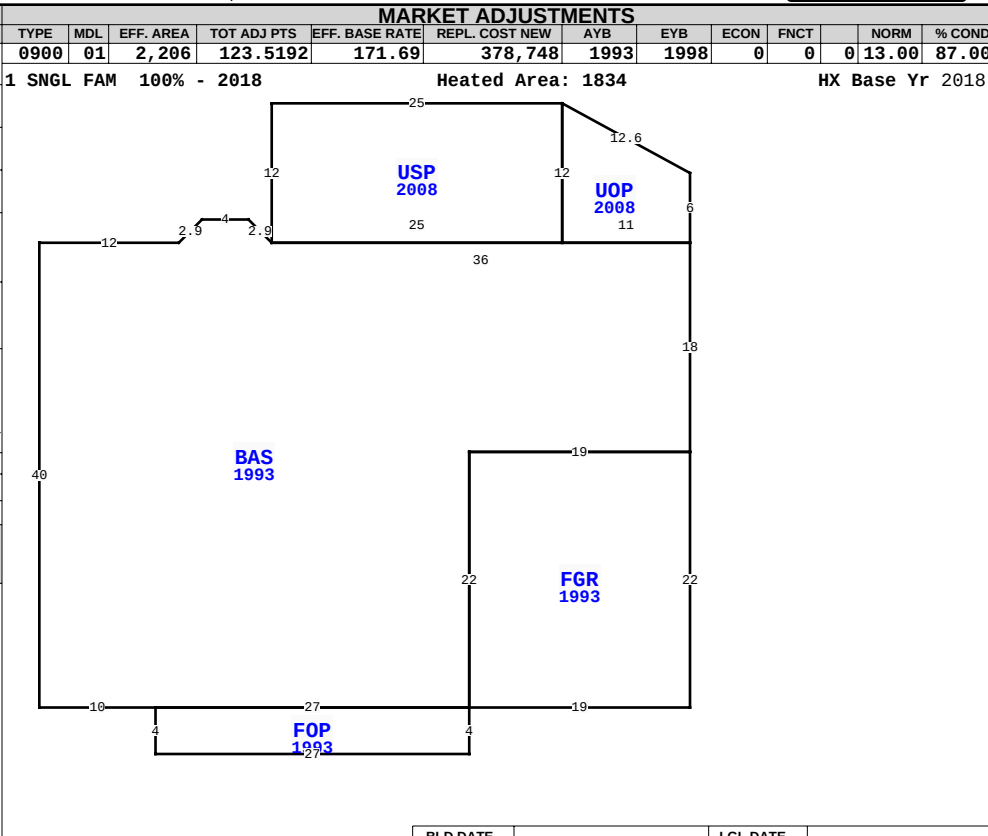
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,834	100	1993	1,834	273,945
FGR	418	55	1993	230	34,355
FOP	108	30	1993	32	4,780
UOP	99	20	2008	20	2,988
USP	300	30	2008	90	13,443
TOTALS	2,759			2,206	329,511

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	
4	1242	WD DECK A	0	100	0	0	135.00	SF	10.00	10.00	100	2005	2005	3	21	284	
5	1242	WD DECK A	0	100	12	6	72.00	SF	10.00	10.00	100	2008	2008	3	27	194	
6	0820	WOOD WALK	0	100	0	0	19.00	SF	11.75	11.75	100	2008	2008	3	40	89	

LAND DESCRIPTION			TOTAL OB/XF 3,017														
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	LAND VALUE
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
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2315 CAPTAIN KIDD DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		329,511	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		180,000	
SOH/AGL Deduction		TOTAL MARKET VALUE		512,528	
ASSESSED VALUE		TOTAL EXEMPTION VALUE		317,796	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE		TOTAL JUST VALUE		266,385	
NCON VALUE		INCOME VALUE		512,528	
PREVIOUS YEAR MKT VALUE				0	
				501,765	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081572	XFOB	6,000	10/13/2008
7485	NEW CONSTR	83,685	01/05/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1636/0044	8/14/2009	WD	Q	I	01
GRANTOR: MADSEN KEVIN D & ELLE					SALE PRICE
GRANTEE: SIMONEAU ROBERT G &					272,500
1365/1000	11/07/2005	WD	Q	I	
GRANTOR: ARTHUR DOUGLAS G					270,000
GRANTEE: MADSEN KEVIN D & EL					

BUILDING NOTES		
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BUILDING DIMENSIONS		
UOP=[YR=2008] N6 U6 L11 USP=[YR=2008] W25 S12		
BAS=[YR=1993] L2 U2 W4 L2 D2 W12 S40 E10 FOP=[YR=1993] S4		
E27 N4 W27\$ E27 FGR=[YR=1993] E19 N22 W19 S22\$ N22 E19 N18		
W36\$ E25 N12\$ S12 E11\$.		