

LOT 64
IN OR 2069/1331
PIRATES BAY PB 5/213

L CORTES PROPERTY LLC
2270 CAPTAIN KIDD DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0064-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BAS	1,959	100
BAS	189	100
FGR	380	55
FOP	36	30
TOTALS	2,564	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,368	117.2080	162.92	385,795	1992	1992	0	0	15.50	84.50
1 SNGL FAM 0% - 2023 Heated Area: 2148 HX Base Yr											
2270 CAPTAIN KIDD DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/01/2025 MLU											

EXTRA FEATURES										2270 CAPTAIN KIDD DR, FERNANDINA BEACH				INC DATE		AG DATE		06/01/2020		RES	
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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380					
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