LOT 67
PIRATES BAY PB 5/213

HERBERGER BETTY L/E/
2334 CAPTAIN KIDD DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

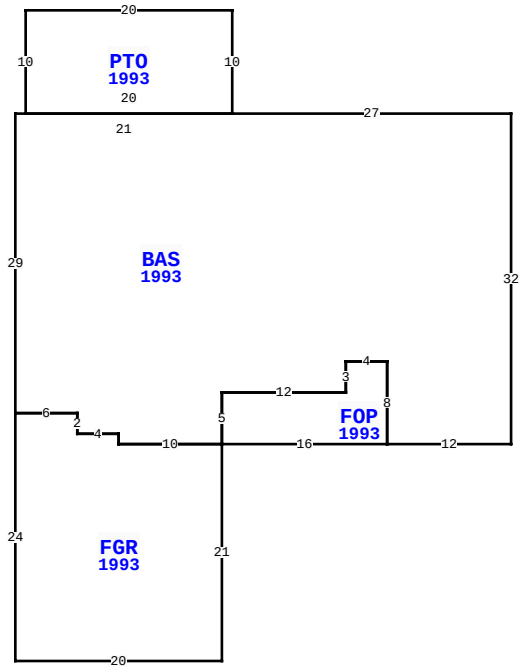
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,422	100	1993	1,422	221,492
FGR	442	55	1993	243	37,850
FOP	92	30	1993	28	4,361
PTO	200	5	1993	10	1,557
TOTALS	2,156			1,703	265,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,703	133.4000	185.43	315,787	1992	1992	0	0	0	16.00	84.00

1 SNGL FAM 100% - 2017 Heated Area: 1422 HX Base Yr 2017



2334 CAPTAIN KIDD DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		265,261
TOTAL MARKET OB/XF VALUE		2,380
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		447,641
SOH/AGL Deduction		191,817
ASSESSED VALUE		255,824
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		204,413
TOTAL JUST VALUE		447,641
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9610016	REPAIR/RRF	9,200	09/05/1996
6941	NEW CONSTR	61,045	03/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2820/72	10/01/2025	LE	U	I	11	100
GRANTOR: HERBERGER BETTY						
GRANTEE: CHRISTENSEN ROSALIE						
2516/0643	11/23/2021	LE	U	I	11	100
GRANTOR: HERBERGER BETTY						
GRANTEE: HERBERGER CINDY SUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 PTO=[YR=1993] N10 W20 S10 E20$W21S29FGR=[YR=1993] S24 E20 N21 FOP=[YR=1993] E16 N8 W4 S3 W12 S5$ W10 N1 W4 N2 W6$ E6 S2 E4 S1 E10 N5 E12 N3 E4 S8 E12 N32 $.

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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