

LOT 68
IN OR 1788/1600
PIRATES BAY PB 5/213

LEONARD PETER T & ALICE F
2346 CAPTAIN KIDD DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-164B-0068-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	11	CLAY TILE 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				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,683	100	1993	1,683	254,117
FGR	407	55	1993	224	33,822
FOP	16	30	1993	5	755
PTO	80	5	1993	4	604
TOTALS	2,186			1,916	289,297

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,916	122.3922	170.13	325,969	1992	2002	0	0	0 11.25	88.75
1 SNGL FAM		100% - 2015		Heated Area: 1683				HX Base Yr			
						BLD DATE				LGL DATE	
						XF DATE				LAND DATE	
						INC DATE				AG DATE	
						05/01/2025				MLU	

EXTRA FEATURES										2346 CAPTAIN KIDD DR, FERNANDINA BEACH				INC DATE		AG DATE		TOTAL	
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			