LOT 5
PIRATES BAY PB 5/213

WHITE HAT DEVELOPMENT LLC INC
1017 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-164B-0005-0000

BUILDING CHARACTERISTICS

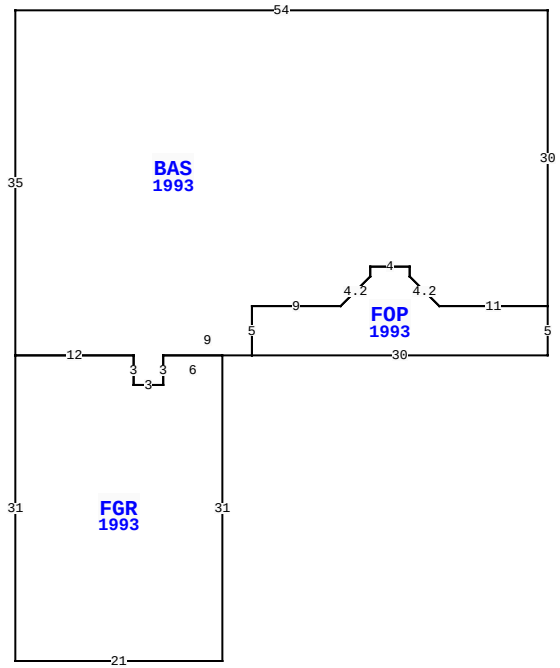
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,724	100	1,724	208,248
FGR	642	55	353	42,640
FOP	175	30	52	6,281
TOTALS	2,541		2,129	257,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,129	120.5204	143.12	304,702	1989	1989	0	0	0	15.60	84.40

1 SNGL FAM – 0% - 2023 Heated Area: 1724 HX Base Yr



2260 PIRATES BAY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	257,168
TOTAL MARKET OB/XF VALUE	5,096
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	392,264
SOH/AGL Deduction	0
ASSESSED VALUE	392,264
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	392,264
TOTAL JUST VALUE	392,264
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	396,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222695	REMODEL	67,000	12/21/2022
20101347	REPAIR/RRF	8,000	08/13/2010
5244	NEW CONSTR	75,005	02/27/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2606/1368	12/06/2022	WD	Q	I	01	410,000
GRANTOR: NEIBAUR HOLLY J & SCO						
GRANTEE: WHITE HAT DEVELOPME						
2551/0260	3/30/2022	WD	Q	I	01	430,000
GRANTOR: GANNON JOAN & JAY NIE						
GRANTEE: NEIBAUR HOLLY J & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 S35 FGR=[YR=1993] S31 E21 N31 W6 S3 W3 N3 W12 $ E12 S3 E3 N3 E9 FOP=[YR=1993] E30 N5 W11 U3 L3 N1 W4 S1 D3 L3 W9 S5 $ N5 E9 U3 R3 N1 E4 S1 D3 R3 E11 N30 $.

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	0812	CONCRETE C	0	0	0	0	1,879.00	SF	4.00	4.00	100	1989	1989	3	59.5	4,472	
2	1242	WD DECK A	0	0	0	0	624.00	SF	5.00	5.00	100	1990	1990	3	20	624	

LAND DESCRIPTION

TOTAL OB/XF 5,096

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	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000							

REVIEW DATE 12/28/2022 BY TWA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS