

LOT 7
IN OR 660/1057
PIRATES BAY PB 5/213

HOUSTON KENNETH R & GEROMEY F
2284 PIRATES BAY DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-164B-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
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
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NEIGHBORHOOD/LOC	1046.00
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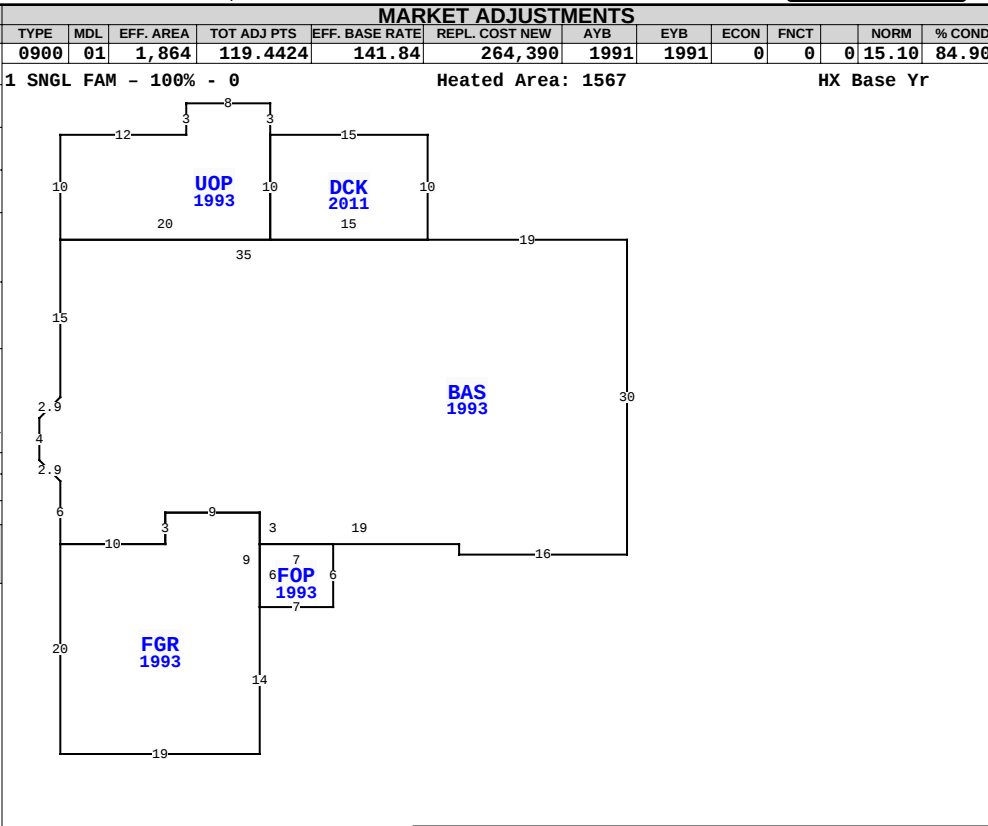
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,567	100	1,567	188,701
DCK	150	10	15	1,807
FGR	407	55	224	26,974
FOP	42	30	13	1,566
UOP	224	20	45	5,419

TOTALS	2,390		1,864	224,467
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	898.00	SF	5.20	
3	0940	SHEDS/PORT	0 100	12	8	96.00	SF	18.30	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

REVIEW DATE	02/06/2017	BY	DJ
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2284 PIRATES BAY DR, FERNANDINA BEACH

TOTAL OB/XF									
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1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	224,467								
TOTAL MARKET OB/XF VALUE	5,860								
TOTAL LAND VALUE - MARKET	130,000								
TOTAL MARKET VALUE	360,327								
SOH/AGL Deduction	220,634								
ASSESSED VALUE	139,693								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	89,693								
TOTAL JUST VALUE	360,327								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	363,816								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122097	ROOF	6,000	10/11/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0660/1057	6/08/1992	QC	U	I	01	100	
GRANTOR: HOUSTON KEN							
GRANTEE: HOUSTON KEN & G							
0643/0087	12/02/1991	WD	Q	I		95,000	
GRANTOR: ATLANTIC BUILDERS							
GRANTEE: HOUSTON KENNETH R							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W19 DCK=[YR=2011] N10 W15 UOP=[YR=1993] N3 W8 S3 W12 S10 E20 N 10\$ S10 E15\$ W35 S15 L2 D2 S4 R2 D2 S6 FGR=[YR=1993] S20 E19 N14 FOP=[YR=1993] E7N6 W7 S6 \$ N9 W9 S3 W10 \$ E10 N3 E9 S3 E19 S1 E16 N30 \$.									

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