LOT 8 MILITARY
IN OR 677 PG 728
PIRATES BAY PB 5/213

ANDREWS DAVID B
4510 BRAEBURN DR
BELLAIRE, TX 77401-5512

2023

00-00-31-164B-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

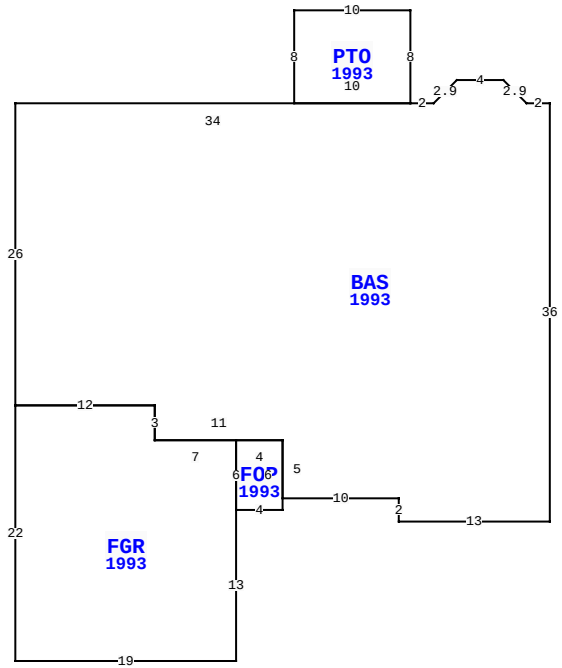
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,451	100	1,451	174,031
FGR	397	55	218	26,147
FOP	24	30	7	840
PTO	80	5	4	480
TOTALS	1,952		1,680	201,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,680	119.5700	141.99	238,543	1992	1992	0	0	0	15.53	84.47

1 SNGL FAM – 0% - 0 Heated Area: 1451 HX Base Yr



2296 PIRATES BAY DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	201,497
TOTAL MARKET OB/XF VALUE	5,171
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	336,668
SOH/AGL Deduction	28,868
ASSESSED VALUE	307,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	307,800
TOTAL JUST VALUE	336,668
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	340,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7219	NEW CONSTR	64,615	07/23/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0677/0728	3/28/1993	WD	Q	I		90,500
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: ANDREWS DAVID B						
0664/1784	8/11/1992	WD	U	V		22,000
GRANTOR: PIRATES BAY JT VENT						
GRANTEE: ATLANTIC BUILDERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 U2 L2 W4 D2 L2 W2 PTO=[YR=1993] N8 W10 S8 E10 $ W34 S26 FGR=[YR=1993] S22 E19 N13 FOP=[YR=1993] E4 N6 W4 S6 $ N6 W7 N3 W12 $ E12 S3 E11 S5 E10 S2 E13 N36 $.

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	0811	CONCRETE B	0	0	0	0	752.00	SF	5.20	5.20	100	1992	1992	3	66	2,581	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 5,171

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 02/06/2017 BY DJ Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS