

LOT 9
IN OR 941/896
PIRATES BAY PB5/213

GUTIERREZ GUSTAVO & ALEJANDRA
21200 CELTIC ST
CHATSWORTH, CA 91311

2023

00-00-31-164B-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	13	LVT/LAMNT 30
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	1,927	100	1,927	216,838
FGR	420	55	231	25,993
FOP	42	30	13	1,463
FOP	112	30	34	3,826
UOP	136	20	27	3,038
TOTALS	2,637		2,232	251,157

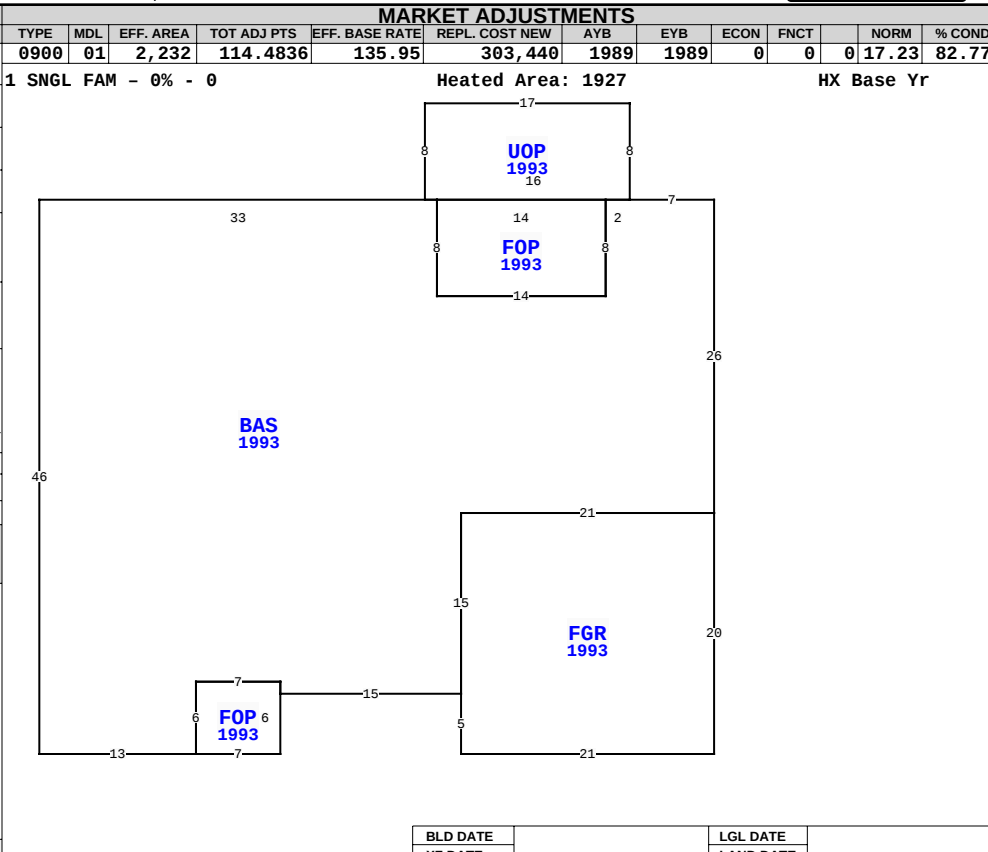
EXTRA FEATURES		
----------------	--	--

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0812	CONCRETE C	0	0	0	0	1,030.00	SF	4.00	4.00	100	1989	1989	3	59.5	2,451	
3	1121	CB 4"	0	0	77	2	154.00	SF	5.00	5.00	100	2004	2004	3	86	662	

LAND DESCRIPTION		
------------------	--	--

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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
-------------	------------	----	-----



2298 PIRATES BAY DR, FERNANDINA BEACH

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

TOTAL OB/XF			5,493
-------------	--	--	-------

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

Total Acres:	0.00	Total Land Value:	130,000	Market:	0	Agricultural:	0	Common:	130,000
--------------	------	-------------------	---------	---------	---	---------------	---	---------	---------

NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
------------------------	--	--	--	--	--	--	--	--	--	-------------	---

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		251,157
TOTAL MARKET OB/XF VALUE		5,493
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		386,650
SOH/AGL Deduction		31,609
ASSESSED VALUE		355,041
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		355,041
TOTAL JUST VALUE		386,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160688	ADD300SF	33,795	03/14/2016
B033585	REMODEL	3,000	07/30/2003
B007225	GARAGE	45,000	06/01/2000
5413	NEW CONSTR	89,110	06/06/1989

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
0941/0896	7/19/2000	WD Q I	
GRANTOR: GERBER JAMES A & LIND		SALE PRICE	
GRANTEE: GUTIERREZ GUSTAVO &		155,500	
0587/0372		12/29/1989	WD Q I
GRANTOR: ATLANTIC BUILDERS		113,300	
GRANTEE: GERBER JAMES & LIND			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993] W7 UOP=[YR=1993] N8 W17 S8 E1 FOP=[YR=1993] S8 E14 N8 W14 \$E16\$ W2 S8 W14 N8 W33 S46 E13 FOP=[YR=1993] E7 N6 W7 S6 \$ N6 E7 S1 E15 FGR=[YR=1993] S5 E21 N20 W21 S15 \$ N15 E21 N26 \$.			