LOT 11
IN OR 802/1297 & OR 1468/538
PIRATES BAY PB 5/213

DANKER ROBERT EST
2342 PIRATES BAY DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-164B-0011-0000

BUILDING CHARACTERISTICS

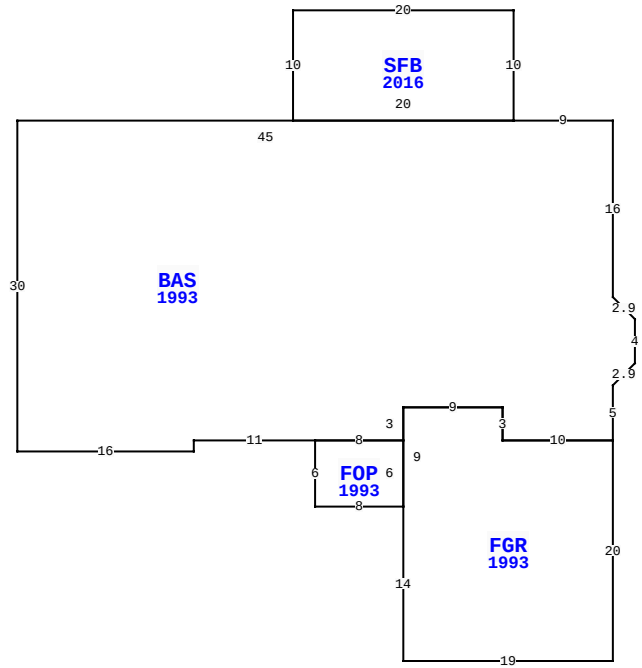
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,567	100	1,567	184,529
FGR	407	55	224	26,378
FOP	48	30	14	1,649
SFB	200	80	160	18,842
TOTALS	2,222		1,965	231,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,965	117.3942	139.41	273,941	1992	1992	0	0	0	15.53	84.47

1 SNGL FAM – 100% - 2015 Heated Area: 1727 HX Base Yr



2342 PIRATES BAY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		231,398
TOTAL MARKET OB/XF VALUE		3,373
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		364,771
SOH/AGL Deduction		0
ASSESSED VALUE		364,771
TOTAL EXEMPTION VALUE	13	364,771
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		364,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6821	NEW CONSTR	71,650	12/05/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/0538	12/28/2006	QC	U	I	06	34,000
GRANTOR: DANKER ROBERT & FREDE						
GRANTEE: DANKER ROBERT						
0802/1297	8/11/1997	WD	Q	I		100,000
GRANTOR: LIGHT DAVID FRANKLIN						
GRANTEE: DANKER FREDERICK J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 SFB=[YR=2016] N10 W20 S10 E20$ W45 S30 E16 N1 E11 FOP=[YR=1993] S6 E8 FGR=[YR=1993] S14 E19 N20 W10 N3 W9 S9$ N6 W8$ E8 N3 E9 S3 E10 N5 R2 U2 N4 L2 U2 N16$.

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	100	0	0	773.00	SF	5.20	5.20	100	1992	1992	3	66	2,653	
2	0810	CONCRETE A	0	100	11	6	66.00	SF	6.50	6.50	100	2001	2001	3	82	352	
3	1242	WD DECK A	0	100	10	10	100.00	SF	4.00	4.00	100	1999	1999	3	20	80	
4	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2001	2001	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 3,373

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	100			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