

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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

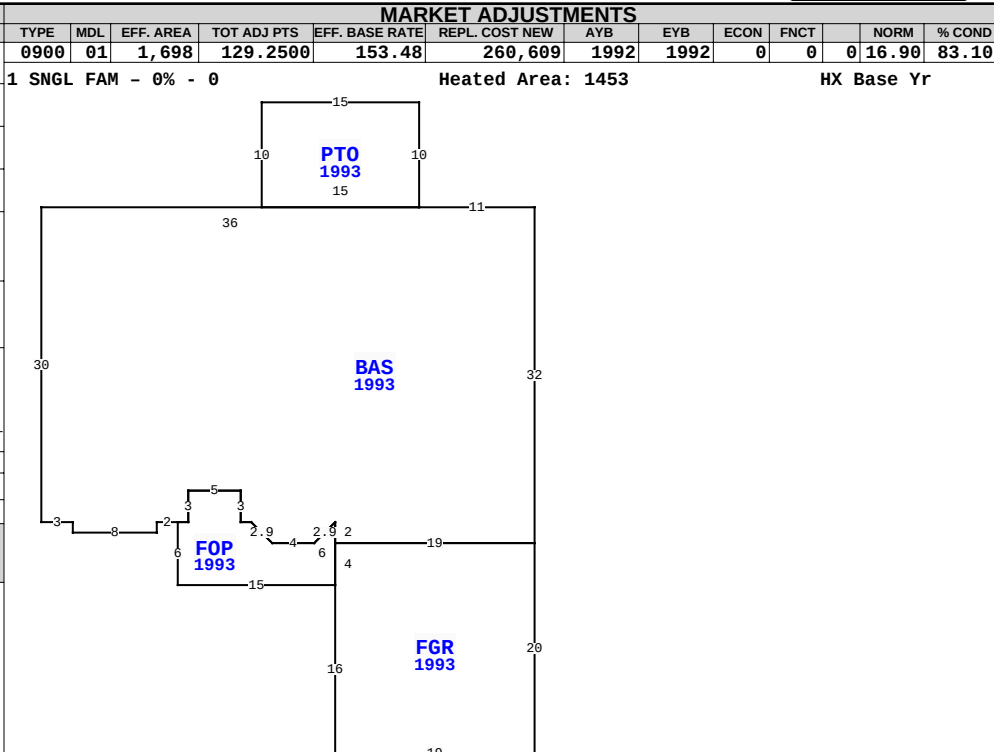
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,453	100	1,453	185,318
FGR	380	55	209	26,656
FOP	93	30	28	3,571
PTO	150	5	8	1,020

TOTALS	2,076	1,698	216,566
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	727.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	0	0	0	84.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0			0.00	0.00	1.00	LT	



2368 PIRATES BAY DR, FERNANDINA BEACH	BLD DATE 04/08/2008	DJ	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

TOTAL OB/XF											
5,445											

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5,445											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	216,566		
TOTAL MARKET OB/XF VALUE	5,445		
TOTAL LAND VALUE - MARKET	130,000		
TOTAL MARKET VALUE	352,011		
SOH/AGL Deduction	29,967		
ASSESSED VALUE	322,044		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	322,044		
TOTAL JUST VALUE	352,011		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	356,224		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121750	ROOF	6,000	08/27/2012
7281	NEW CONSTR	62,095	08/25/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2351/1711	3/27/2020	WD	U	I	11
GRANTOR: WILSON BARBARA					
GRANTEE: WILSON MARVIN JEFFE					
1463/0750	12/05/2006	WD	Q	I	
GRANTOR: BLACKLEDGE THOMAS L &					
GRANTEE: WILSON HANSEL M & B					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W11 PTO=[YR=1993] N10 W15 S10 E15\$ W36 S30 E3 S1 E8 N1 E2 FOP=[YR=1993] S6 E15 FGR=[YR=1993] S16 E19 N20 W19 S4\$ N6 L2 D2 W4 U2 L2 W1 N3 W5 S3 W1\$ E1 N3 E5 S3 E1 D2 R2 E4 U2 R2 S2 E19 N32\$.					