

LOT 14 MILITARY
IN OR 638 PG 190
PIRATES BAY PB 5/213

WHELAN CHRISTOPHER P & CAROL A
2380 PIRATES BAY DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-164B-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 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

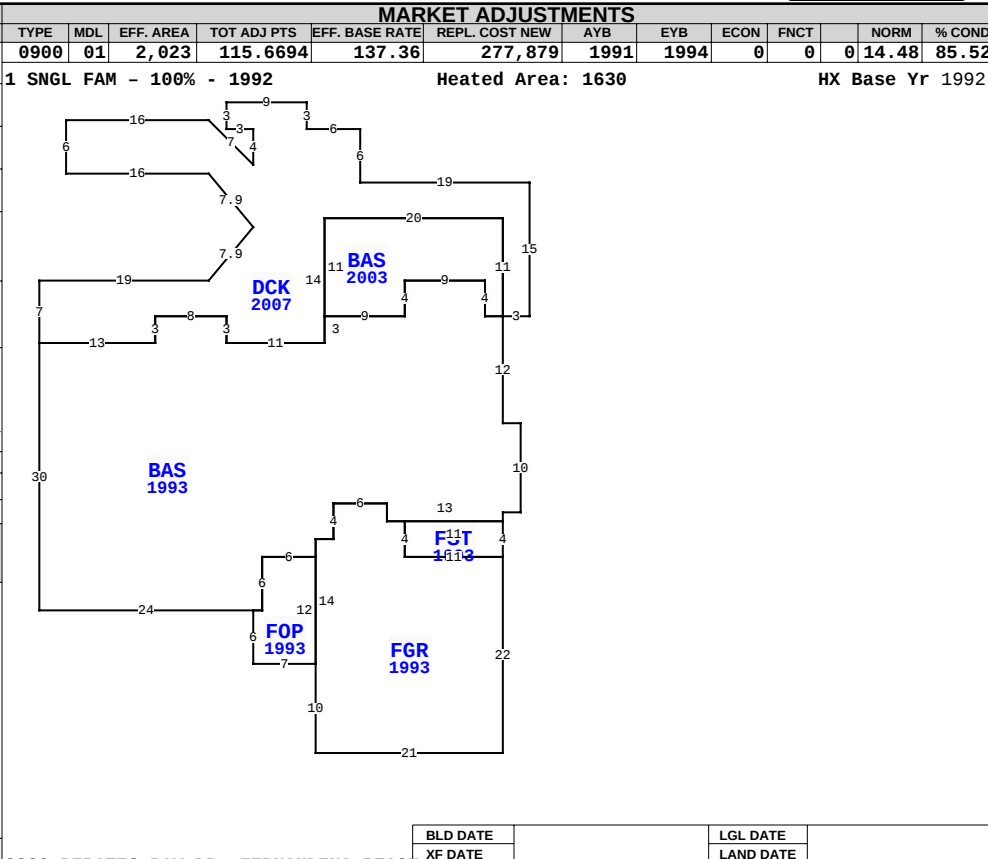
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,446	100	1,446	169,862
BAS	184	100	184	21,614
DCK	656	10	66	7,753
FGR	510	55	280	32,892
FOP	78	30	23	2,702
FST	44	55	24	2,820

TOTALS	2,918		2,023	237,642
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	742.00	SF	5.20
3	0820	WOOD WALK	0	100	0	0	170.00	SF	11.75
4	0811	CONCRETE B	0	100	0	0	168.00	SF	5.20
5	0820	WOOD WALK	0	100	0	0	51.00	SF	11.75

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



TOTAL OB/XF									
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1	000100	C	SFR	100			0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	237,642								
TOTAL MARKET OB/XF VALUE	6,788								
TOTAL LAND VALUE - MARKET	130,000								
TOTAL MARKET VALUE	374,430								
SOH/AGL Deduction	214,551								
ASSESSED VALUE	159,879								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	109,879								
TOTAL JUST VALUE	374,430								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	378,561								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062089	REPAIR/RRF	6,336	09/13/2006
8020986	NEW CONSTR	9,000	06/11/2002
6271	NEW CONSTR	54,000	11/21/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0638/0190	10/04/1991	WD	Q	I		92,000	
GRANTOR: BROWN CLARIECE E							
GRANTEE: WHELAN CHRIS & CARO							
0605/0689	8/24/1990	WD	Q	V		23,900	
GRANTOR: PIRATES BAY JOINT V							
GRANTEE: BROWN CLARIECE E							

BUILDING NOTES									
BUILDING DIMENSIONS									
DCK=[YR=2007] W19 N6 W6 N3 W9 S3 E3 S4 L5 U5 W16 S6 E16 D6 R5 L5 D6 W19 S7 BAS=[YR=1993] S30 E24 FOP=[YR=1993] S6 E7 FGR=[YR=1993] S10 E21 N22 FST=[YR=1993] N4 W11 S4 E11 S W11 N4 W2 N2 W6 S4 W2 S14 S N12 W6 S6 W1 S E1 N6 E6 N2 E2 N4 E6 S2 E13 N1 E2 N10 W2 N12 BAS=[YR=2003] N11 W20 S11 E9 N4 E9 S4 E2 S W2 N4 W9 S4 W9 S3 W11 N3 W8 S3 W13 S E13 N3 E8 S3 E11 N14 E20 S11 E3 N15 S .									