

LOT 15
IN OR 1920/551
PIRATES BAY PB 5/213

WEAVER LVG TRUST/WEAVER MARJORIE A TRUSTEE
2392 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-164B-0015-0000



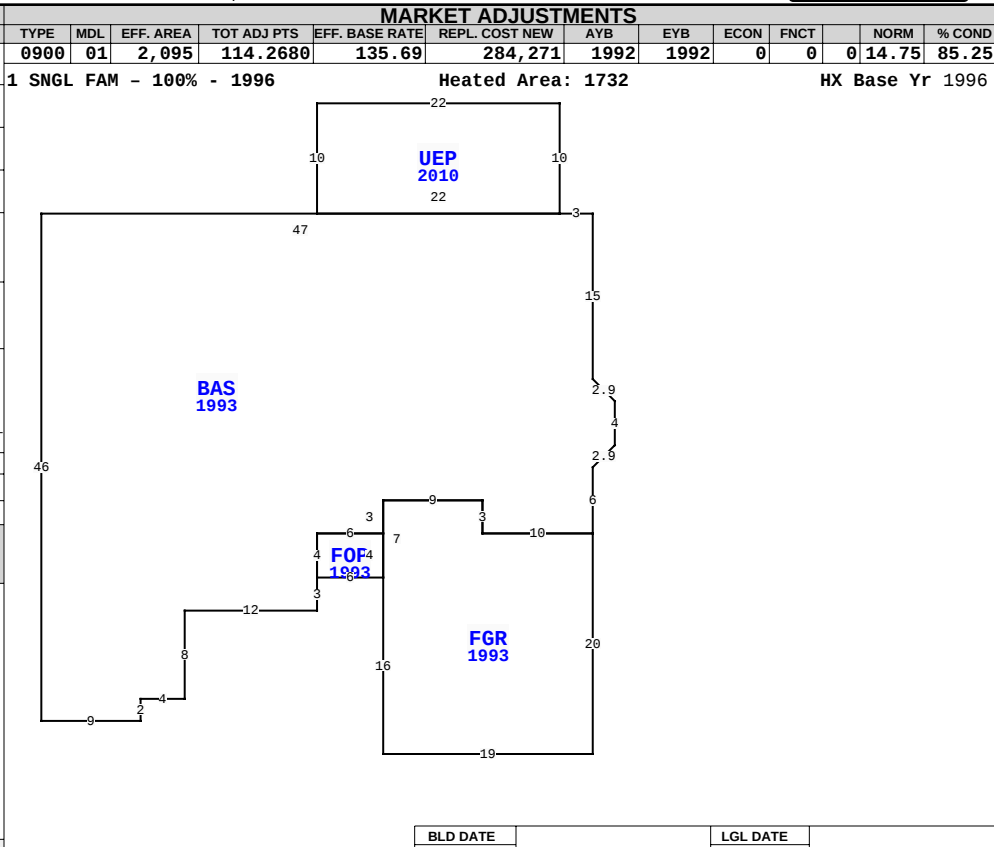
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	1046.00	01

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,732	100	1,732	200,350
FGR	407	55	224	25,912
FOP	24	30	7	810
UEP	220	60	132	15,269
TOTALS	2,383		2,095	242,341

TOTALS		2,383	2,095		242,341		
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0811	CONCRETE B	0	100	0	0	
3	0500	FP-PRE FAB	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F
1	000100	C	SFR	100	
REVIEW DATE		12/28/2022	BY	TWA	



TOTAL OB/XF													
5,264													

NASSAU COUNTY PROPERTY													
PAGE 1 of 1													
VALUATION SUMMARY													
STANDARD													
Tax Group: 2													
Tax Dist:													
BUILDING MARKET VALUE													
242,341													
TOTAL MARKET OB/XF VALUE													
5,264													
TOTAL LAND VALUE - MARKET													
130,000													
TOTAL MARKET VALUE													
377,605													
SOH/AGL Deduction													
225,571													
ASSESSED VALUE													
152,034													
TOTAL EXEMPTION VALUE													
HX HB WX													
55,000													
BASE TAXABLE VALUE													
97,034													
TOTAL JUST VALUE													
377,605													
NCON VALUE													
2,590													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE													
383,743													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122096	ROOF	6,000	10/11/2012
20102040	REMODEL	2,056	11/29/2010
6901	NEW CONSTR	70,777	02/10/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1920/0551	3/11/2014	WD	U	I	11	100	
GRANTOR:WEAVER JOHN R & MARJO							
GRANTEE:WEAVER JOHN R & MAR							
0671/1316	12/09/1992	WD	Q	I		100,700	
GRANTOR:ATLANTIC BUILDERS							
GRANTEE:WEAVER JOHN & M A							

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS=[YR=1993] W3 UEP=[YR=2010] N10 W22 S10 E22\$ W47 S46 E9 N2 E4 N8 E12 N3 FOP=[YR=1993] E6 FGR=[YR=1993] S16 E19 N20 W10 N3 W9S7\$ N4 W6 S4\$ N4 E6 N3 E9 S3 E10 N6 R2 U2 N4 L2 U2 N15\$.													