LOT 35
PIRATES BAY PB 5/213

WORLEY NICHOLAS J & MORGAN
2633 PIRATES BAY DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-164B-0035-0000

BUILDING CHARACTERISTICS

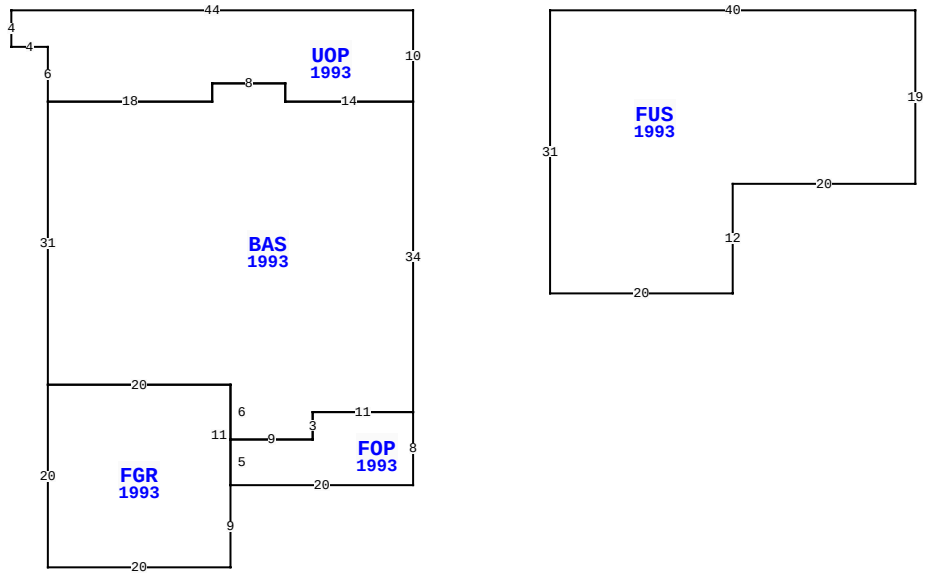
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,343	100	1,343	149,424
FGR	400	55	220	24,477
FOP	133	30	40	4,451
FUS	1,000	100	1,000	111,261
UOP	400	20	80	8,901
TOTALS	3,276		2,683	298,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,683	110.8800	131.67	353,271	1989	1989	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 2021 Heated Area: 2343 HX Base Yr 2021



2633 PIRATES BAY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		298,514
TOTAL MARKET OB/XF VALUE		6,379
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		434,893
SOH/AGL Deduction		84,961
ASSESSED VALUE		349,932
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		299,932
TOTAL JUST VALUE		434,893
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090362	REPAIR/RRF	9,227	03/18/2009
5952	SWIM POOL	2,000	05/01/1990
5421	NEW CONSTR	94,500	06/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2353/0512	4/07/2020	WD	Q	I	01	325,000
GRANTOR: GREEN JUDITH A						
GRANTEE: WORLEY NICHOLAS J &						
0579/0983	9/22/1989	WD	Q	I		127,000
GRANTOR: MANATEE HOMES INC						
GRANTEE: GREEN GREGORY L						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W44 S4 E4 S6 BAS=[YR=1993] S31 FGR=[YR=1993] S20 E20 N9 FOP=[YR=1993] E20 N8 W11 S3 W9 S5 $ N11 W20 $ E20 S6 E9 N3 E11 N34 W14 N2 W8 S2 W18 $ E18 N2 E8 S2 E14 N10 $ PTR= E15 FUS=[YR=1993] E40 S19 W20 S12 W20 N31 $ W15 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	68	1,360	
2	0811	CONCRETE B	0	100	0	0	807.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,497	
3	1242	WD DECK A	0	100	0	0	561.00	SF	10.00	10.00	100	1990	1990	3	20	1,122	
4	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1999	1999	3	28	1,400	

LAND DESCRIPTION

TOTAL OB/XF 6,379

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS