

LOT 39  
IN OR 1758/648  
PIRATES BAY PB 5/213

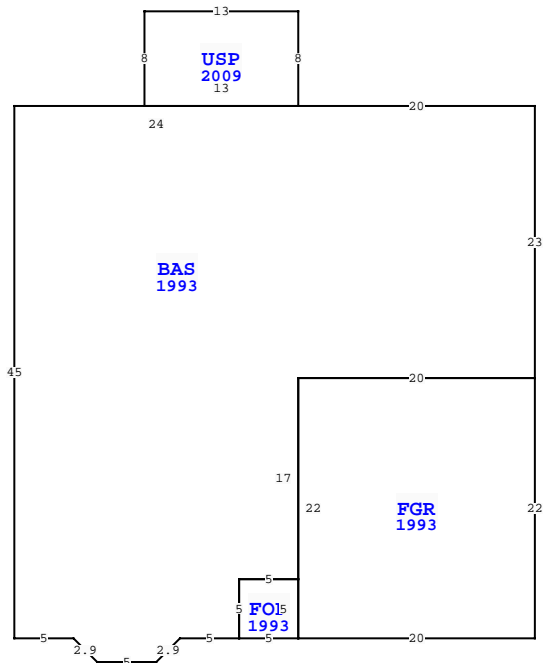
NAIZBY BONNIE J/TRUSTEE OF NAIZBY TRUST  
2585 PIRATES BAY DR  
FERNANDINA BEACH, FL 32034

**2023**

00-00-31-164B-0039-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	20	FACE BRICK 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
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
BAS	1,529	100	1,529
FGR	440	55	242
FOP	25	30	8
USP	104	30	31
TOTALS	2,098		1,810

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2012		254,396	1989	1989	0	0	17.23	82.77
				Heated Area: 1529	HX Base Yr 2012						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			210,564
TOTAL MARKET OB/XF VALUE			4,457
TOTAL LAND VALUE - MARKET			130,000
TOTAL MARKET VALUE			345,021
SOH/AGL Deduction			174,719
ASSESSED VALUE			170,302
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			115,302
TOTAL JUST VALUE			345,021
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			350,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121904	ROOF	6,000	09/13/2012
20090987	REPAIR/RRF	2,000	07/27/2009
5412	NEW CONSTR	67,550	06/06/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1758/0648	9/26/2011	WD Q	Q	I	02	163,000
GRANTOR: GERDES HERMAN K & D						
GRANTEE: NAIZBY JAMES T & BO						
0901/0544	9/29/1999	WD Q	Q	I		129,900
GRANTOR: BYRNE ELIZABETH I						
GRANTEE: GERDES HERMAN K & D						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0811	CONCRETE B	0	100	0	648.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,005	
3	1242	WD DECK A	0	100	6	36.00	SF	10.00	10.00	100	1989	1989	3	20	72	
<b>TOTAL OB/XF</b> 4,457																

BUILDING NOTES			

**BUILDING DIMENSIONS**  
BAS=[YR=1993] W20 USP=[YR=2009] N8W13S8 E13S W24S45 E5 D2  
R2 E5 U2 R2 E5FOP=[YR=1993] E5 FGR=[YR=1993] E20 N22  
W20S22 \$ N5 W5 S5 \$ N5 E5 N17 E20N23 \$ .

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							