

SEMENIUK ZACHARY & ELIZABETH
2537 PIRATES BAY DRIVE
FERNANDINA BEACH, FL 32034

2023



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 80
Exterior Wall 12 CEDAR 20
Roof Structure 03 GABLE/HIP 100
Roof Cover 03 COMP SHNGL 100
Interior Wall 05 DRYWALL 100
Interior Floor 11 CLAY TILE 60
Interior Floor 13 LVT/LAMNT 40
Air Condition 03 CENTRAL 100
Heating Type Bedrooms 04 AIR DUCTED 100
Bathrooms 3 100
2 100

Frame Stories Units 02 WOOD FRAME 100
1. 1. 100
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 TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,4561001,456193,130
FGR4115522629,978
PTO3052265
PTO12056796

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011,690129.5800153.88260,057199019940013.8086.20

1 SNGL FAM - 100% - 0Heated Area: 1456HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE224,169
TOTAL MARKET OB/XF VALUE4,891
TOTAL LAND VALUE - MARKET130,000
TOTAL MARKET VALUE359,060
SOH/AGL Deduction228,109
ASSESSED VALUE130,951
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE80,951
TOTAL JUST VALUE359,060
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE356,968

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

2621/08942/23/2023WDQI01494,000

GRANTOR: SZABO BRIAN P & KATHY
GRANTEE: SEMENIUOK ZACHARY &
0606/04599/04/1990WDQI83,400
GRANTOR: HEAD STEPHAN A
GRANTEE: SZABO BRIAN & KATHY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 PTO=[YR=1993] N10 W12 S10 E12\$ W32 S38 E4 S5 E4 S2 E7 N2 E4 N7 PTO=[YR=1993] E6 FGR=[YR=1993] S9 E19 N23 W6 S2W13 S12\$ N5 W6 S5\$ N5 E6 N7 E13 N2 E6 U2 R2 N5 L2 U3 N12\$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1000100CSFRS1000.000.001.00LT1.001.001.00130,000.00130,000.00130,000

REVIEW DATE 05/13/2019BY DJA

Total Acres: 0.00Total Land Value: 130,000Market: 0Agricultural: 0Common: 130,000PRINTED 08/02/2023 BY SYS