LOT 44
PIRATES BAY PB 5/213

ROBINSON LORRAINE & BILLY
2525 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-164B-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

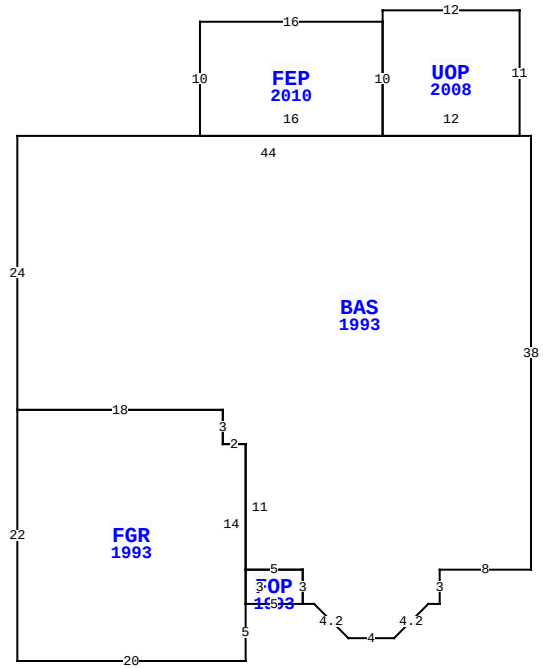
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,493	100	1,493	181,122
FEP	160	80	128	15,528
FGR	434	55	239	28,994
FOP	15	30	4	485
UOP	132	20	26	3,155
TOTALS	2,234		1,890	229,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,890	116.4240	138.25	261,292	1992	1997	0	0	0	12.25	87.75

1 SNGL FAM – 100% - 2022 Heated Area: 1493 HX Base Yr 2022



2525 PIRATES BAY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		229,284
TOTAL MARKET OB/XF VALUE		2,740
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		362,024
SOH/AGL Deduction		0
ASSESSED VALUE		362,024
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		312,024
TOTAL JUST VALUE		362,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101929	ADDITION	16,500	11/08/2010
20080965	REPAIR/RRF	6,500	06/05/2008
B2004115	REMODEL	4,000	10/09/2000
7264	NEW CONSTR	65,625	08/12/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2451/1653	4/12/2021	WD	Q	I	01	340,000
GRANTOR: DAVIS MOLLY A						
GRANTEE: ROBINSON LORRAINE &						
1949/1311	12/01/2014	WD	Q	I	01	227,500
GRANTOR: MCDANIEL LARRY A & JA						
GRANTEE: DAVIS MOLLY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 UOP=[YR=2008] N11 W12 S1 FEP=[YR=2010] W16 S10 E16 N10$ S10 E12$ W44 S24 FGR=[YR=1993] S22 E20 N5 FOP=[YR=1993] E5 N3 W5 S3 $ N14 W2 N3 W18 $ E18 S3 E2 S11 E5 S3 E1 D3 R3 E4 U3 R3 E1 N3 E8 N38$.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	100	0	0	684.00	SF	5.20	5.20	100	1992	1992	3	66	2,347	
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	1992	1992	3	66	167	
4	0479	VF PICKET	0	100	0	0	37.00	LF	10.00	10.00	100	2002	2002	3	61	226	

LAND DESCRIPTION

TOTAL OB/XF 2,740

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 05/07/2020 BY DJA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS