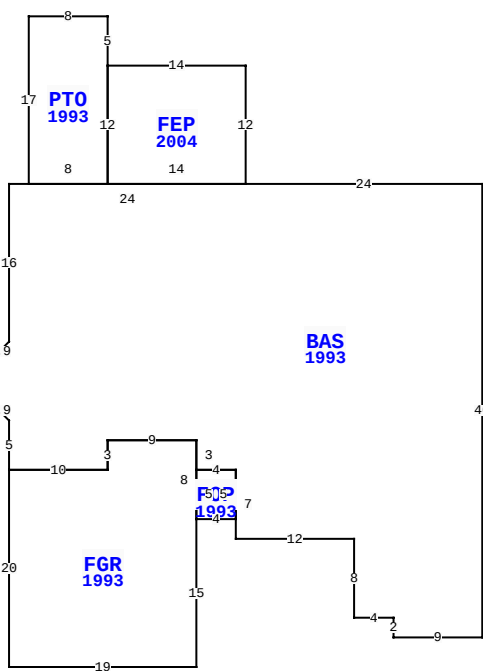




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																											
Exterior Wall		05	AVERAGE 90		0900	01	2,045	117.3942	139.41	285,093	1992	1992	0	0	15.53	84.47	VALUATION BY		STANDARD																									
Exterior Wall		20	FACE BRICK 10		1 SNGL FAM - 100% - 2021										Heated Area: 1674										HX Base Yr 2021																			
Roof Structure		03	GABLE/HIP 100																						Tax Group: 2										Tax Dist:									
Roof Cover		03	COMP SHNGL 100																						BUILDING MARKET VALUE										240,818									
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE										6,556									
Interior Floor		14	CARPET 80																						TOTAL LAND VALUE - MARKET										130,000									
Interior Floor		11	CLAY TILE 20																						TOTAL MARKET VALUE										377,374									
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction										75,062									
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE										302,312									
Bedrooms		3	100																						TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms		2	100																						BASE TAXABLE VALUE										252,312									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										377,374																			
Stories		1.	1. 100												NCON VALUE										0																			
Units		0	100												INCOME VALUE																													
Occupancy		00	NONE 100												PREVIOUS YEAR MKT VALUE										381,758																			
Quality		05	Quality Level 05																																									
DOR CODE		0100	SINGLE FAMILY																																									
MAP NUM			MKT AREA																																									
NEIGHBORHOOD/LOC			1046.00																																									
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS		1,674	100	1,674	197,129																																							
FEP		168	80	134	15,780																																							
FGR		407	55	224	26,378																																							
FOP		20	30	6	706																																							
PTO		136	5	7	824																																							
TOTALS		2,405		2,045	240,818																																							
EXTRA FEATURES					2489 PIRATES BAY DR, FERNANDINA BEACH										BLD DATE										LGL DATE																			
															XF DATE										LAND DATE																			
															INC DATE										AG DATE																			
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	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590																													
2	0811	CONCRETE B	0 100	0	0	811.00	SF	5.20	5.20	100	1992	1992	3	66	2,783																													
3	0810	CONCRETE A	0 100	20	4	80.00	SF	6.50	6.50	100	1992	1992	3	66	343																													
4	0810	CONCRETE A	0 100	4	3	12.00	SF	6.50	6.50	100	1992	1992	3	66	51																													
5	0811	CONCRETE B	0 100	0	0	165.00	SF	5.20	5.20	100	2010	2010	3	92	789																													
TOTAL OB/XF																	6,556																											
LAND DESCRIPTION																																												
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																											
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																																												

VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			240,818
TOTAL MARKET OB/XF VALUE			6,556
TOTAL LAND VALUE - MARKET			130,000
TOTAL MARKET VALUE			377,374
SOH/AGL Deduction			75,062
ASSESSED VALUE			302,312
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			252,312
TOTAL JUST VALUE			377,374
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			381,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110347	REPAIR/RRF	4,000	03/11/2011
20102108	REMODEL	2,723	12/09/2010
20081855	REPAIR/RRF	3,062	12/31/2008
20042111	REMODEL	1,000	11/10/2004
8041679	ADDITION	19,000	09/17/2004
7073B	NEW CONSTR	70,775	05/28/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2376/0715	7/15/2020	WD	Q	I	01	339,000
GRANTOR: RUE KIMBERLY & ROSS D						
GRANTEE: SPENCER RICHARD L I						
1641/1133	9/29/2009	QC	U	I	19	100
GRANTOR: AUBURN ARTHUR D & BAR						
GRANTEE: RUE KIMBERLY & ROSS						