

LOT 54 (MILITARY)
IN OR 1140/1473
PIRATES BAY PB 5/213

MACKOWSKI JAMES A & JOANNE L
2405 PIRATES BAY DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-164B-0054-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 90
Exterior Wall	20 FACE BRICK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
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	1,951	100	1,951	233,661
FGR	531	55	292	34,971
FOP	18	30	5	599

TOTALS 2,500 2,248 269,231

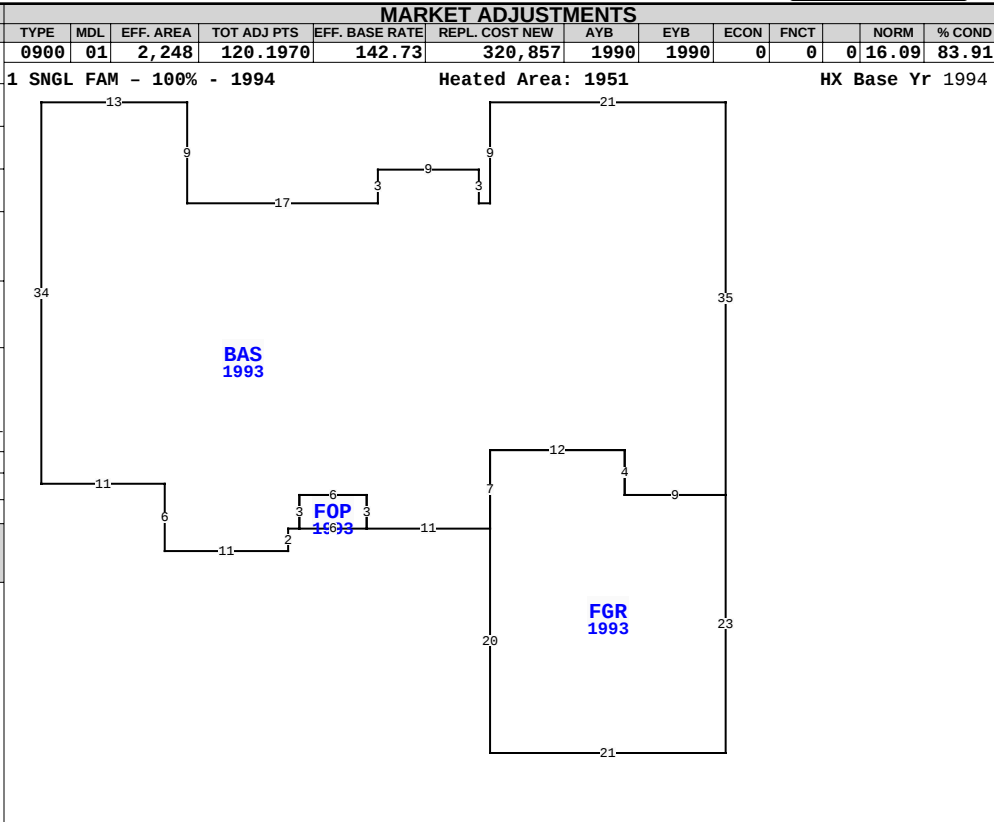
EXTRA FEATURES

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	0812	CONCRETE C	0	100	0	0	1,456.00	SF	2.00	2.00	100	1990	1990	3	62	1,805	
2	0845	KOOL DECK	0	100	0	0	514.00	SF	7.25	7.25	100	1990	1990	3	62	2,310	
3	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	1990	1990	3	20	7,650	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1990	1990	3	20	200	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	27	540	
6	0471	VINYL FNC	0	100	0	0	180.00	LF	32.00	32.00	100	2017	2017	3	94	5,414	
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	94	282	

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 12/28/2022 BY TWA



2405 PIRATES BAY DR, FERNANDINA BEACH

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

TOTAL OB/XF 18,201

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							

Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		269,231
TOTAL MARKET OB/XF VALUE		18,201
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		417,432
SOH/AGL Deduction		238,078
ASSESSED VALUE		179,354
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		124,354
TOTAL JUST VALUE		417,432
NCON VALUE		6,236
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120734	ROOF	4,000	04/25/2012
B033460	REPAIR/RRF	20,000	07/10/2003
5822B	NEW CONSTR	83,405	02/28/1990

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1140/1473	5/28/2003	QC	U	I	01	100

GRANTOR: MACKOWSKI JAMES

GRANTEE: MACKOWSKI JAMES A &

0686/0170 8/04/1993 WD Q I 129,500

GRANTOR: LANGLEY DENNIS R

GRANTEE: MACKOWSKI JAMES & L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 S9 W1 N3 W9 S3 W17 N9 W13 S34 E11 S6 E11 N2 E1 FOP=[YR=1993] E6 N3 W6 S3\$ N3 E6 S3 E11 FGR=[YR=1993] S20 E21 N23 W9 N4 W12 S7\$ N7 E12 S4 E9 N35\$.

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