

LOT 9  
IN OR 941/896  
PIRATES BAY PB5/213

GUTIERREZ GUSTAVO & ALEJANDRA  
21200 CELTIC ST  
CHATSWORTH, CA 91311

2024

00-00-31-164B-0009-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| 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 70      |
| Interior Floor           | 13 | LVT/LAMNT 30   |
| 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 |
|------------------|---------|

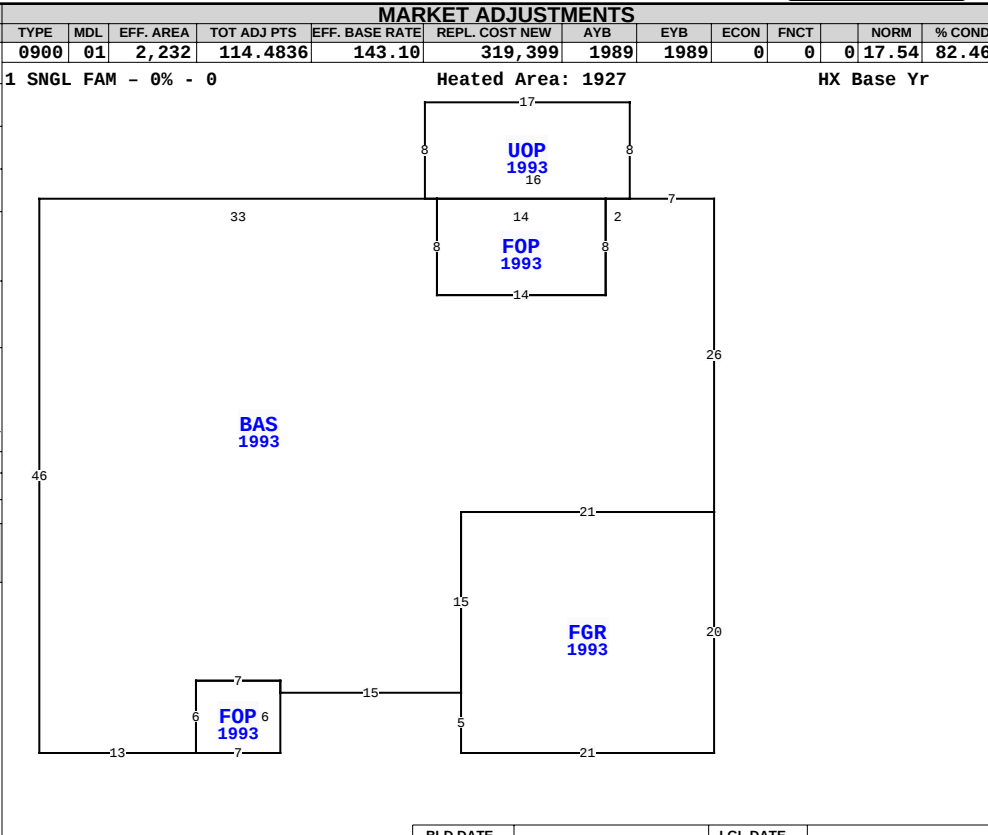
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,927            | 100         | 1,927        | 227,387              |
| FGR       | 420              | 55          | 231          | 27,258               |
| FOP       | 42               | 30          | 13           | 1,534                |
| FOP       | 112              | 30          | 34           | 4,012                |
| UOP       | 136              | 20          | 27           | 3,186                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,637 |  | 2,232 | 263,376 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |   |          |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|---|----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0   | 0   | 0  | 0 | 1.00     | UT | 3,500.00 | 3,500.00       |       |
| 2              | 0812       | CONCRETE C  | 0   | 0   | 0  | 0 | 1,030.00 | SF | 4.00     | 4.00           |       |
| 3              | 1121       | CB 4"       | 0   | 0   | 77 | 2 | 154.00   | SF | 5.00     | 5.00           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000100   | C   | SFR                  | 0   |     | R-1      | 0.00  | 0.00  | 1.00        | LT        |       |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 12/28/2022 | BY | TWA |
|-------------|------------|----|-----|



|                                       |          |           |            |     |
|---------------------------------------|----------|-----------|------------|-----|
| 2298 PIRATES BAY DR, FERNANDINA BEACH | BLD DATE | LGL DATE  | 03/14/2024 | MLU |
|                                       | 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   | 0   | 0  | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1989    | 1989        | 3 | 66     | 2,310           |       |
| 2   | 0812       | CONCRETE C  | 0   | 0   | 0  | 0 | 1,030.00 | SF | 4.00     | 4.00           | 100       | 1989    | 1989        | 3 | 57     | 2,348           |       |
| 3   | 1121       | CB 4"       | 0   | 0   | 77 | 2 | 154.00   | SF | 5.00     | 5.00           | 100       | 2004    | 2004        | 3 | 84     | 647             |       |

| TOTAL OB/XF |       |       |             |           |     |          |        |         |            |                |      |  |  | 5,305 |  |  |
|-------------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------|--|--|-------|--|--|
| LOC ZONE    | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | L VA |  |  |       |  |  |
| R-1         | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 175,000.00 | 175,000.00     |      |  |  |       |  |  |
|             |       |       |             |           |     |          |        |         |            |                |      |  |  |       |  |  |
|             |       |       |             |           |     |          |        |         |            |                |      |  |  |       |  |  |
|             |       |       |             |           |     |          |        |         |            |                |      |  |  |       |  |  |
|             |       |       |             |           |     |          |        |         |            |                |      |  |  |       |  |  |
|             |       |       |             |           |     |          |        |         |            |                |      |  |  |       |  |  |

|              |      |                   |         |         |   |               |   |         |         |
|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|
| Total Acres: | 0.00 | Total Land Value: | 175,000 | Market: | 0 | Agricultural: | 0 | Common: | 175,000 |
|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |  |  | PAGE 1 of 1  |  |  |  | 2         |
|---------------------------|--|--|--|--|--|--|--|--|--|--|--|--------------|--|--|--|-----------|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |  |  | STANDARD     |  |  |  |           |
| VALUATION BY              |  |  |  |  |  |  |  |  |  |  |  | Tax Group: 2 |  |  |  | Tax Dist: |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |  |  | 263,376      |  |  |  |           |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |  |  | 5,305        |  |  |  |           |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |  |  | 175,000      |  |  |  |           |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |  |  | 443,681      |  |  |  |           |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |  |  | 53,136       |  |  |  |           |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |  |  | 390,545      |  |  |  |           |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |  |  | 0            |  |  |  |           |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |  |  | 390,545      |  |  |  |           |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |  |  | 443,681      |  |  |  |           |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |  |  | 0            |  |  |  |           |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |  |  |              |  |  |  |           |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |  |  | 386,650      |  |  |  |           |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20160688   | ADD300SF    | 33,795 | 03/14/2016 |
| B033585    | REMODEL     | 3,000  | 07/30/2003 |
| B007225    | GARAGE      | 45,000 | 06/01/2000 |
| 5413       | NEW CONSTR  | 89,110 | 06/06/1989 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 0941/0896                      | 7/19/2000  | WD           | Q      | I      |           | 155,500       |  |
| GRANTOR: GERBER JAMES A & LIND |            |              |        |        |           |               |  |
| GRANTEE: GUTIERREZ GUSTAVO &   |            |              |        |        |           |               |  |
| 0587/0372                      | 12/29/1989 | WD           | Q      | I      |           | 113,300       |  |
| GRANTOR: ATLANTIC BUILDERS     |            |              |        |        |           |               |  |
| GRANTEE: GERBER JAMES & LIND   |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W7 UOP=[YR=1993] N8 W17 S8 E1 FOP=[YR=1993] S8 E14 N8 W14 \$E16\$ W2 S8 W14 N8 W33 S46 E13 FOP=[YR=1993] E7 N6 W7 S6 \$ N6 E7 S1 E15 FGR=[YR=1993] S5 E21 N20 W21 S15 \$ N15 E21 N26 \$ . |  |  |  |  |  |  |  |  |  |  |  |