

LOT 10
IN OR 718 PG 1075
PIRATES BAY PB 5/213

HESTAND KAREN C
2330 PIRATES BAY DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-164B-0010-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 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		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	1,458	100	1,458	196,012
FGR	380	55	209	28,098
FOP	88	30	26	3,495

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,693	127.8200	159.78	270,508	1991	1991	0	0	0 15.86	84.14
1 SNGL FAM - 100% - 1996 Heated Area: 1458 HX Base Yr 1996											
2330 PIRATES BAY DR, FERNANDINA BEACH											
BLD DATE: 03/14/2024 MLU											

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		227,605	
TOTAL MARKET OB/XF VALUE		5,984	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		408,589	
SOH/AGL Deduction		272,038	
ASSESSED VALUE		136,551	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		86,551	
TOTAL JUST VALUE		408,589	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		353,081	

TOTALS		1,926	1,693		227,605		2330 PIRATES BAY DR, FERNANDINA BEACH					XF DATE INC DATE		LAND DATE AG DATE		03/14/2024	MLU	BUILDING NOTES									
EXTRA FEATURES																		BUILDING DIMENSIONS									
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	0811	CONCRETE B	0	100	0	0	810.00	SF	5.20	5.20	100	1992	1992	3	64	2,696											
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520											
3	1242	WD DECK A	0	100	24	16	384.00	SF	10.00	10.00	100	1992	1992	3	20	768		BAS=[YR=1993] W47 S30 E3 S1 E8 N1 E2 FOP=[YR=1993] S6 E15 FGR=[YR=1993] S16 E19 N20 W19 S4\$ N6 L2 D2 W4 U2 L2 W1 N2 W5 S2 W1\$ E1 N2 E5 S2 E1 D2 R2 E4 U2 R2 S2 E19 N32 \$.									