



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 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

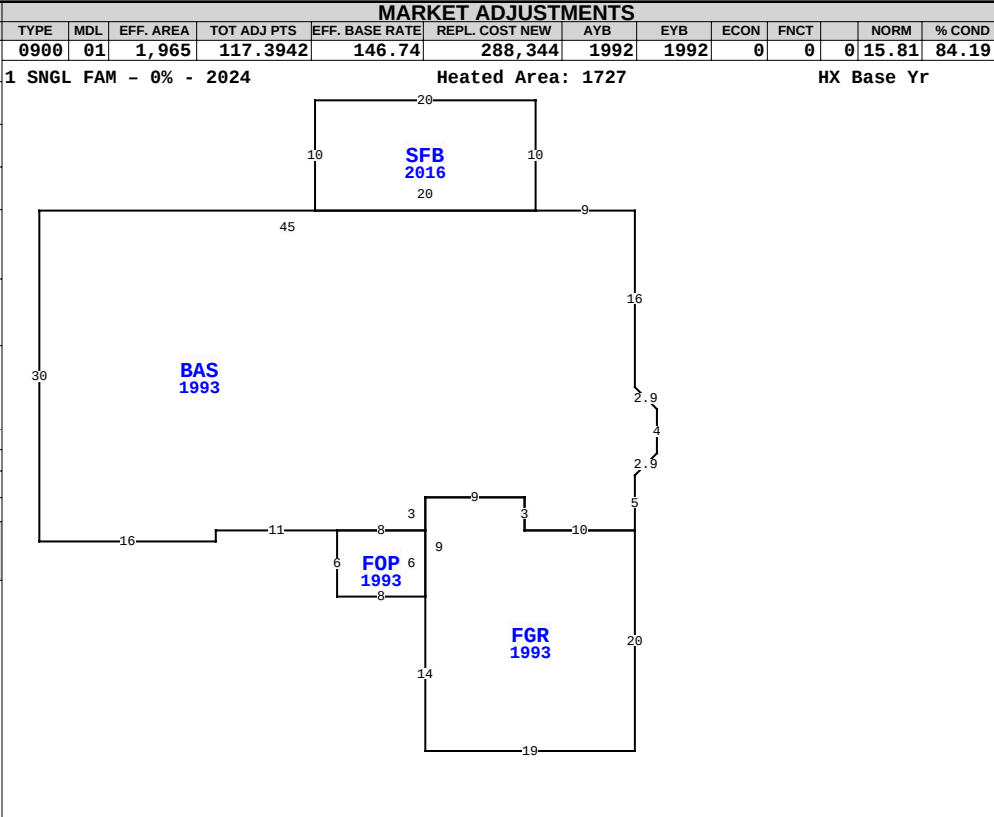
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,567	100	1,567	193,588
FGR	407	55	224	27,673
FOP	48	30	14	1,729
SFB	200	80	160	19,766

TOTALS	2,222		1,965	242,757
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	773.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	11	6	66.00	SF	6.50	6.50	
3	1242	WD DECK A	0	0	10	10	100.00	SF	4.00	4.00	
4	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	

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	



2342 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	0811	CONCRETE B	0	0	0	0	773.00	SF	5.20	5.20	100	1992	1992	3	64	2,573	
2	0810	CONCRETE A	0	0	11	6	66.00	SF	6.50	6.50	100	2001	2001	3	80	343	
3	1242	WD DECK A	0	0	10	10	100.00	SF	4.00	4.00	100	1999	1999	3	20	80	
4	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	2001	2001	3	20	288	

TOTAL OB/XF												3,284					
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
1	000100	C	SFR	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		242,757			
TOTAL MARKET OB/XF VALUE		3,284			
TOTAL LAND VALUE - MARKET		175,000			
TOTAL MARKET VALUE		421,041			
SOH/AGL Deduction		0			
ASSESSED VALUE		421,041			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		421,041			
TOTAL JUST VALUE		421,041			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		364,771			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6821	NEW CONSTR	71,650	12/05/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2689/1023	1/16/2024	FJ U	I	I	11	0	
GRANTOR: DANKER ROBERT EST							
GRANTEE: DANKER ROBERT OREST							
1468/0538	12/28/2006	QC U	I	I	06	34,000	
GRANTOR: DANKER ROBERT & FREDE							
GRANTEE: DANKER ROBERT							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W9 SFB=[YR=2016] N10 W20 S10 E20\$ W45 S30 E16 N1 E11 FOP=[YR=1993] S6 E8 FGR=[YR=1993] S14 E19 N20 W10 N3 W9 S9\$ N6 W8\$ E8 N3 E9 S3 E10 N5 R2 U2 N4 L2 U2 N16\$.											