LOT 12
PIRATES BAY PB 5/213

MARTIN BRADLEY KEENE & DENISE FAY
2356 PIRATES BAY DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-164B-0012-0000

BUILDING CHARACTERISTICS

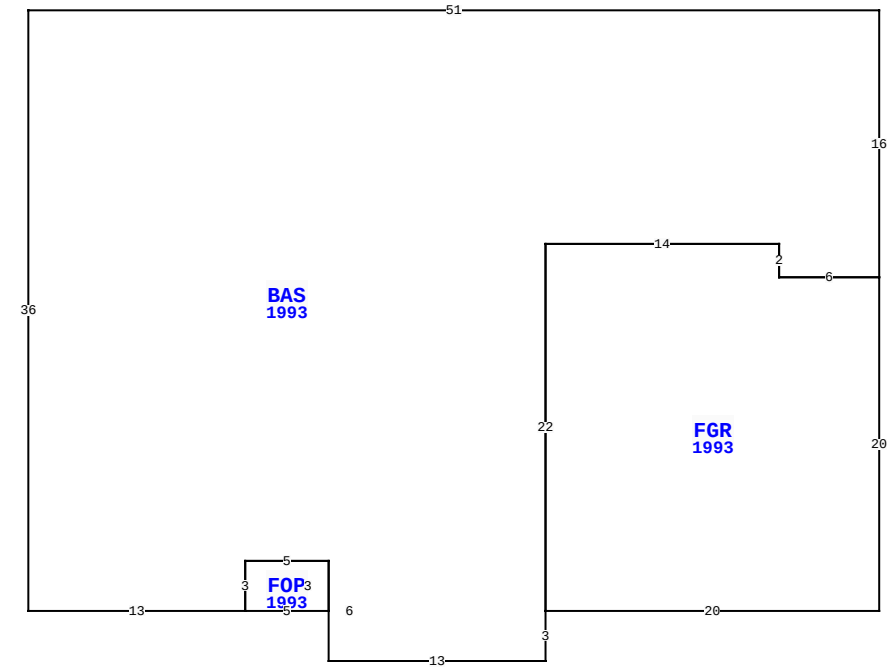
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,432	100	1,432	188,829
FGR	428	55	235	30,988
FOP	15	30	4	527
TOTALS	1,875		1,671	220,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,671	122.1000	152.62	255,028	1990	1995	0	0	0	13.60	86.40

1 SNGL FAM – 100% - 2020 Heated Area: 1432 HX Base Yr 2020



2356 PIRATES BAY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		220,344
TOTAL MARKET OB/XF VALUE		5,139
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		400,483
SOH/AGL Deduction		126,325
ASSESSED VALUE		274,158
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		224,158
TOTAL JUST VALUE		400,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2023-0785		14,908	01/03/2024
20100227	H/AC	4,600	02/05/2010
B033180	REPAIR/RRF	1,000	06/01/2003
6026	NEW CONSTR	50,290	06/11/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2726/1474	5/24/2024	QC	U	I	11	100
GRANTOR: MARTIN BRADLEY KEENE						
GRANTEE: MARTIN BRADLEY KEEN						
2201/1764	5/30/2018	WD	Q	I	01	293,000
GRANTOR: TIFTON-NASSAU LLC						
GRANTEE: MARTIN BRADLEY KEEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W51 S36 E13 FOP=[YR=1993] E5 N3 W5 S3 $ N3 E5 S6 E13 N3 FGR=[YR=1993] E20 N20 W6 N2 W14 S22 $ N22 E14 S2 E6 N16 $.

EXTRA FEATURES

LN	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	1990	1990	3	68	2,380	
2	0811	CONCRETE B	0	100	0	0	814.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,519	
3	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	1990	1990	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 5,139

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 05/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS