LOT 13
PIRATES BAY PB 5/213

KRAHL ROBERT STANLEY & LISA LEIGH
2368 PIRATES BAY DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-164B-0013-0000

BUILDING CHARACTERISTICS

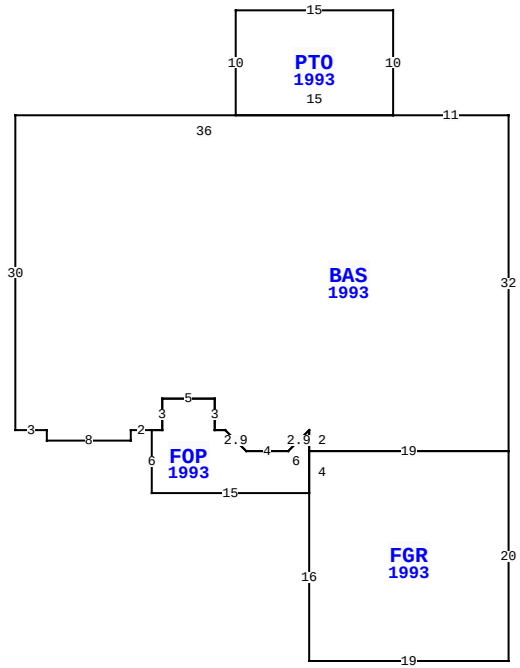
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,453	100	1,453	194,277
FGR	380	55	209	27,945
FOP	93	30	28	3,744
PTO	150	5	8	1,069
TOTALS	2,076		1,698	227,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,698	129.2500	161.56	274,329	1992	1992	0	0	0	17.24	82.76

1 SNGL FAM – 0% - 0 Heated Area: 1453 HX Base Yr



BLD DATE	04/08/2008 DJ	LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

2368 PIRATES BAY DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	227,035
TOTAL MARKET OB/XF VALUE	5,288
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	407,323
SOH/AGL Deduction	53,075
ASSESSED VALUE	354,248
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	354,248
TOTAL JUST VALUE	407,323
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	352,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0351	SCR ENCL	9,500	06/26/2024
20121750	ROOF	6,000	08/27/2012
7281	NEW CONSTR	62,095	08/25/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2718/34	6/10/2024	WD	Q	I	01	545,000
GRANTOR: WILSON BARBARA L/E						
GRANTEE: KRAHL ROBERT STANLE						
2351/1711	3/27/2020	WD	U	I	11	100
GRANTOR: WILSON BARBARA						
GRANTEE: WILSON MARVIN JEFFE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 PTO=[YR=1993] N10 W15 S10 E15$ W36 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 N3 W5 S3 W1$ E1 N3 E5 S3 E1 D2 R2 E4 U2 R2 S2 E19 N32$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
2	0811	CONCRETE B	0	0	0	0	727.00	SF	5.20	5.20	100	1992	1992	3	64	2,419	
3	0810	CONCRETE A	0	0	0	0	84.00	SF	6.50	6.50	100	1992	1992	3	64	349	

LAND DESCRIPTION

TOTAL OB/XF 5,288

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	0		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