

LOT 14 MILITARY
IN OR 638 PG 190
PIRATES BAY PB 5/213

WHELAN CHRISTOPHER P & CAROL A
2380 PIRATES BAY DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-164B-0014-0000



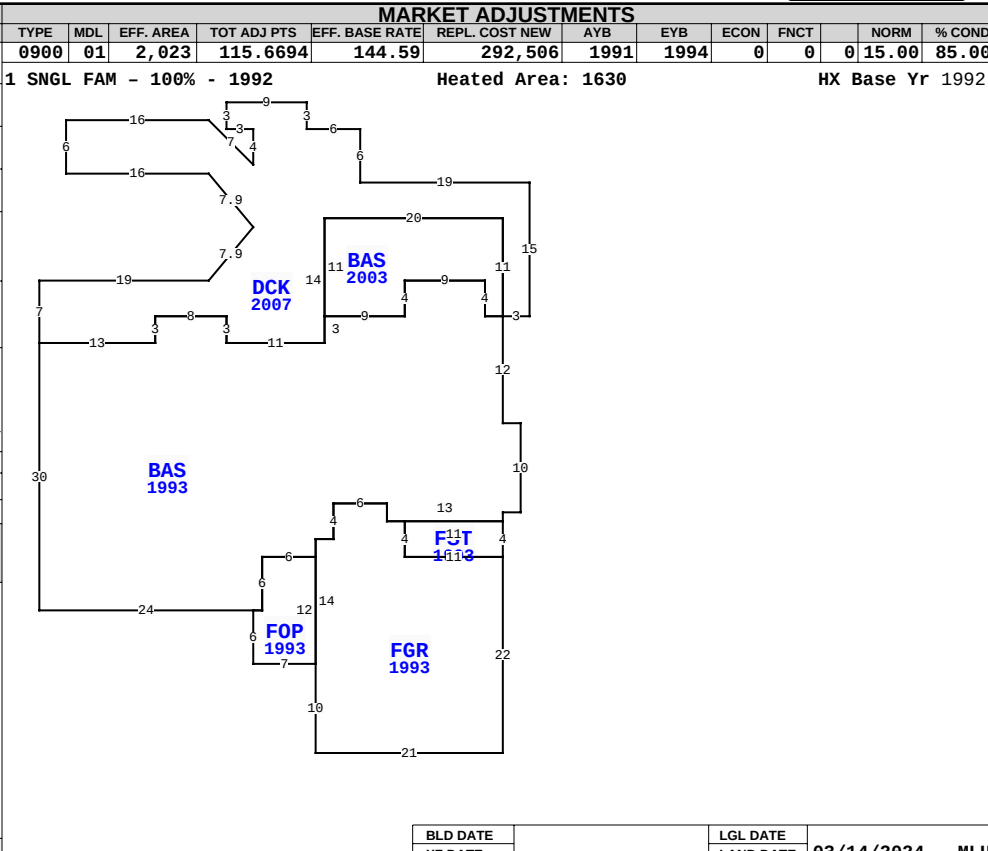
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	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	1,446	100	1,446	177,715
BAS	184	100	184	22,614
DCK	656	10	66	8,112
FGR	510	55	280	34,412
FOP	78	30	23	2,827
FST	44	55	24	2,950
TOTALS	2,918		2,023	248,630

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3
2	0811	CONCRETE B	0	100	0	0	742.00	SF	5.20	5.20	100	1991	1991	3
3	0820	WOOD WALK	0	100	0	0	170.00	SF	11.75	11.75	100	2002	2002	3
4	0811	CONCRETE B	0	100	0	0	168.00	SF	5.20	5.20	100	2005	2005	3
5	0820	WOOD WALK	0	100	0	0	51.00	SF	11.75	11.75	100	2005	2005	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00



TOTAL OB/XF														
6,632														

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		248,630	
TOTAL MARKET OB/XF VALUE		6,632	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		430,262	
SOH/AGL Deduction		265,587	
ASSESSED VALUE		164,675	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		114,675	
TOTAL JUST VALUE		430,262	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		374,430	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062089	REPAIR/RRF	6,336	09/13/2006
B020986	NEW CONSTR	9,000	06/11/2002
6271	NEW CONSTR	54,000	11/21/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0638/0190	10/04/1991	WD	Q	I		92,000
GRANTOR: BROWN CLARIECE E						
GRANTEE: WHELAN CHRIS & CARO						
0605/0689	8/24/1990	WD	Q	V		23,900
GRANTOR: PIRATES BAY JOINT V						
GRANTEE: BROWN CLARIECE E						

BUILDING NOTES														
BUILDING DIMENSIONS														
DCK=[YR=2007] W19 N6 W6 N3 W9 S3 E3 S4 L5 U5 W16 S6 E16 D6 R5 L5 D6 W19 S7 BAS=[YR=1993] S30 E24 FOP=[YR=1993] S6 E7 FGR=[YR=1993] S10 E21 N22 FST=[YR=1993] N4 W11 S4 E11\$ W11 N4 W2 N2 W6 S4 W2 S14\$ N12 W6 S6 W1\$ E1 N6 E6 N2 E2 N4 E6 S2 E13 N1 E2 N10 W2 N12 BAS=[YR=2003] N11 W20 S11 E9 N4 E9 S4 E2 \$ W2 N4 W9 S4 W9 S3 W11 N3 W8 S3 W13 \$ E13 N3 E8S3 E11 N14 E20 S11 E3 N15 \$.														