LOT 15
IN OR 1920/551
PIRATES BAY PB 5/213

WEAVER LVG TRUST/WEAVER MARJORIE A TRUSTEE
2392 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-164B-0015-0000

BUILDING CHARACTERISTICS

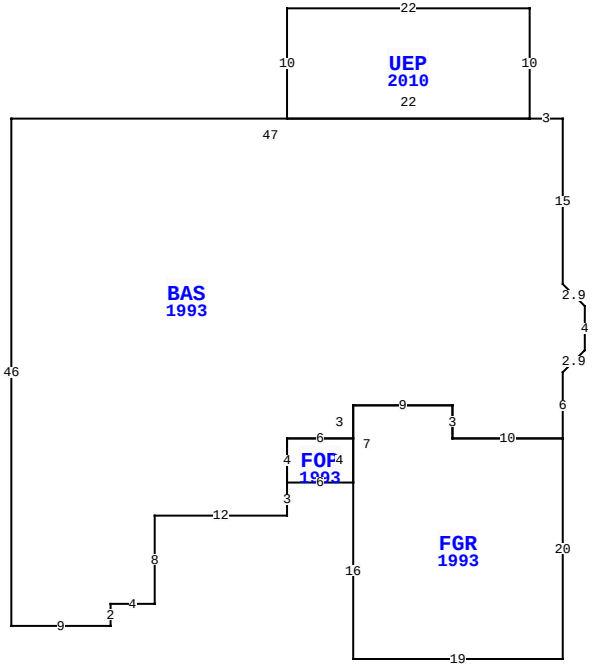
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,732	100	1,732	210,289
FGR	407	55	224	27,197
FOP	24	30	7	850
UEP	220	60	132	16,027
TOTALS	2,383		2,095	254,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,095	114.2680	142.84	299,250	1992	1992	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 1996 Heated Area: 1732 HX Base Yr 1996



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

2392 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		254,362
TOTAL MARKET OB/XF VALUE		5,113
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		434,475
SOH/AGL Deduction		277,880
ASSESSED VALUE		156,595
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		101,595
TOTAL JUST VALUE		434,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122096	ROOF	6,000	10/11/2012
20102040	REMODEL	2,056	11/29/2010
6901	NEW CONSTR	70,777	02/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1920/0551	3/11/2014	WD	U	I	11	100
GRANTOR: WEAVER JOHN R & MARJO						
GRANTEE: WEAVER JOHN R & MAR						
0671/1316	12/09/1992	WD	Q	I		100,700
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: WEAVER JOHN & M A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 UEP=[YR=2010] N10 W22 S10 E22$ W47 S46 E9 N2 E4 N8 E12 N3 FOP=[YR=1993] E6 FGR=[YR=1993] S16 E19 N20 W10 N3 W9S7$ N4 W6 S4$ N4 E6 N3 E9 S3 E10 N6 R2 U2 N4 L2 U2 N15$.

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	0811	CONCRETE B	0	100	0	0	779.00	SF	5.20	5.20	100	1992	1992	3	64	2,593	
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	

LAND DESCRIPTION

TOTAL OB/XF 5,113

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 12/28/2022 BY TWA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS