LOT 17
PIRATES BAY PB 5/213

ELIOT GREGORY & ELIZABETH ANN
2418 PIRATES BAY
FERNANDINA BEACH, FL 32034

2024

00-00-31-164B-0017-0000

BUILDING CHARACTERISTICS

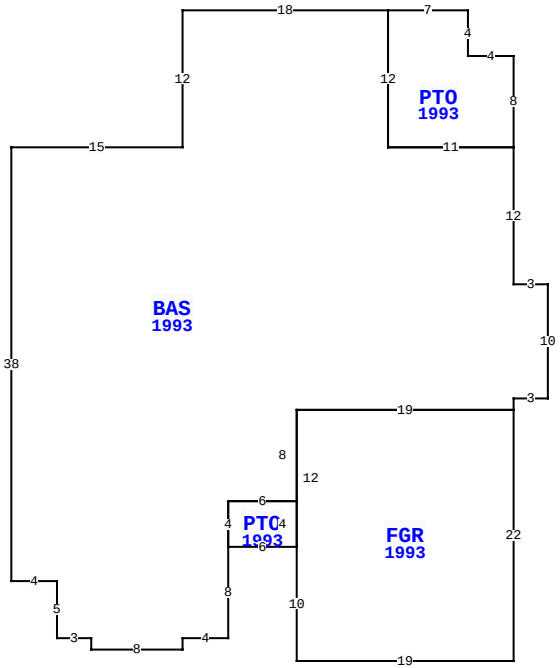
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,674	100	1,674	213,044
FGR	418	55	230	29,272
PTO	24	5	1	127
PTO	116	5	6	764
TOTALS	2,232		1,911	243,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,911	120.6282	150.79	288,160	1990	1990	0	0	0	15.60	84.40

1 SNGL FAM – 100% - 2023 Heated Area: 1674 HX Base Yr 2023



2418 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		243,207
TOTAL MARKET OB/XF VALUE		22,786
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		440,993
SOH/AGL Deduction		236,629
ASSESSED VALUE		204,364
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		154,364
TOTAL JUST VALUE		440,993
NCON VALUE		15,636
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222262	ADDITION	0	06/27/2022
20122330	GARDR	1,250	11/19/2012
6082	NEW CONSTR	64,000	07/23/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2534/0733	1/27/2022	WD	Q	I	01	475,000
GRANTOR: MASON STEPHEN M & MAR						
GRANTEE: ELIOT GREGORY & ELI						
1916/1565	5/05/2014	QC	U	I	11	31,000
GRANTOR: MASON STEPHEN M & MAR						
GRANTEE: MASON STEPHEN M & M						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W4 N4 W7 BAS=[YR=1993] W18 S12 W15 S38 E4 S5 E3 S1 E8 N1 E4 N8 PTO=[YR=1993] E6 FGR=[YR=1993] S10 E19 N22 W19 S12 $ N4 W6 S4 $ N4 E6 N8 E19 N1 E3 N10 W3 N12 W11 N12 $ S12 E11 N8 $.

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	883.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,732	
3	0858	SCULP CONC	0	100	0	0	160.00	SF	13.00	13.00	100	2013	2013	3	98	2,038	
4	0912	SCRN RM G	0	100	0	0	315.00	SF	20.00	20.00	100	2024	2023		100	6,300	
5	0810	CONCRETE A	0	100	0	0	315.00	SF	6.50	6.50	100	2024	2023		100	2,048	
6	0476	VF 6 SBPL	0	100	0	0	209.00	LF	32.00	32.00	100	2024	2023		100	6,688	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		100	600	

LAND DESCRIPTION

TOTAL OB/XF 22,786

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 04/12/2023 BY DJ Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS