LOT 19
PIRATES BAY PB 5/213

EGLY JOSHUA A
2442 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-164B-0019-0000

BUILDING CHARACTERISTICS

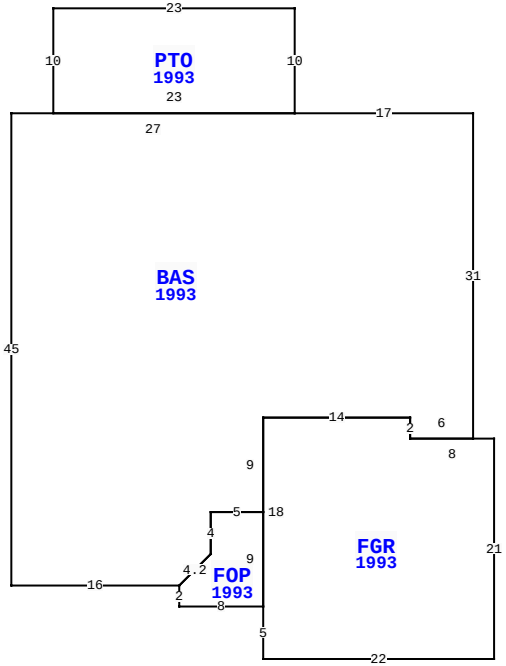
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,633	100	1,633	198,145
FGR	490	55	270	32,762
FOP	56	30	17	2,063
PTO	230	5	12	1,456
TOTALS	2,409		1,932	234,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,932	115.5616	144.45	279,077	1989	1989	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 2023 Heated Area: 1633 HX Base Yr 2023



2442 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		234,425
TOTAL MARKET OB/XF VALUE		5,944
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		415,369
SOH/AGL Deduction		44,902
ASSESSED VALUE		370,467
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		320,467
TOTAL JUST VALUE		415,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061699	REPAIR/RRF	3,845	07/18/2006
20061024	REPAIR/RRF	7,400	05/15/2006
5180	NEW CONSTR	75,460	01/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2456/0419	4/27/2021	WD	Q	I	01	362,500
GRANTOR: FOSTER JENNIFER L & K						
GRANTEE: EGLY JOSHUA A						
2004/0198	9/17/2015	WD	U	I	11	100
GRANTOR: MCCOMB GERELD R						
GRANTEE: FOSTER JENNIFER LYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 PTO=[YR=1993] N10 W23 S10 E23 $ W27 S45 E16 FOP=[YR=1993] S2 E8 FGR=[YR=1993] S5 E22 N21 W8 N2 W14 S18 $ N9 W5 S4 L3 D3 $ U3 R3 N4 E5 N9 E14 S2 E6 N31$.

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	1989	1989	3	66	2,310	
2	0812	CONCRETE C	0	100	0	0	1,594.00	SF	4.00	4.00	100	1989	1989	3	57	3,634	

LAND DESCRIPTION

TOTAL OB/XF 5,944

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS