LOT 20
IN OR 1048/1300
PIRATES BAY PB 5/213

PRUDOT JEANNE
2468 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-164B-0020-0000

BUILDING CHARACTERISTICS

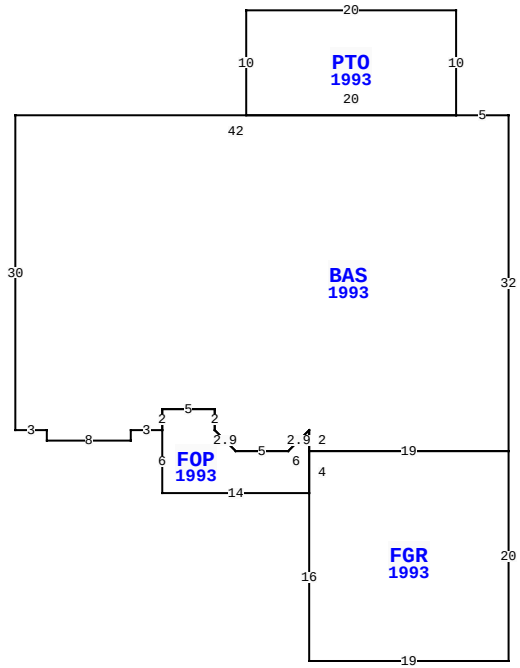
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,460	100	1,460	185,741
FGR	380	55	209	26,589
FOP	80	30	24	3,054
PTO	200	5	10	1,272
TOTALS	2,120		1,703	216,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,703	120.8900	151.11	257,340	1992	1992	0	0	0	15.81	84.19

1 SNGL FAM – 100% - 2011 Heated Area: 1460 HX Base Yr 2011



2468 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		216,655
TOTAL MARKET OB/XF VALUE		5,089
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		396,744
SOH/AGL Deduction		286,471
ASSESSED VALUE		110,273
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		60,273
TOTAL JUST VALUE		396,744
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6922	NEW CONSTR	64,895	02/26/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1048/1300	4/08/2002	QC	U	I	01	100

GRANTOR: PRUDOT JOHN R & SONYA
GRANTEE: PRUDOT JEANNE

0659/0839	5/26/1992	WD	Q	I		89,500

GRANTOR: ATLANTIC BUILDERS
GRANTEE: PRUDOT JOHN T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 PTO=[YR=1993] N10 W20 S10 E20$ W42 S30 E3 S1 E8 N1 E3 FOP=[YR=1993] S6 E14 FGR=[YR=1993] S16 E19 N20 W19 S4$ N6 L2 D2 W5 U2 L2 N2 W5 S2$ N2 E5 S2 R2 D2 E5 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	0811	CONCRETE B	0	100	0	0	772.00	SF	5.20	5.20	100	1992	1992	3	64	2,569	
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 5,089

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