

LOT 39
IN OR 1758/648
PIRATES BAY PB 5/213

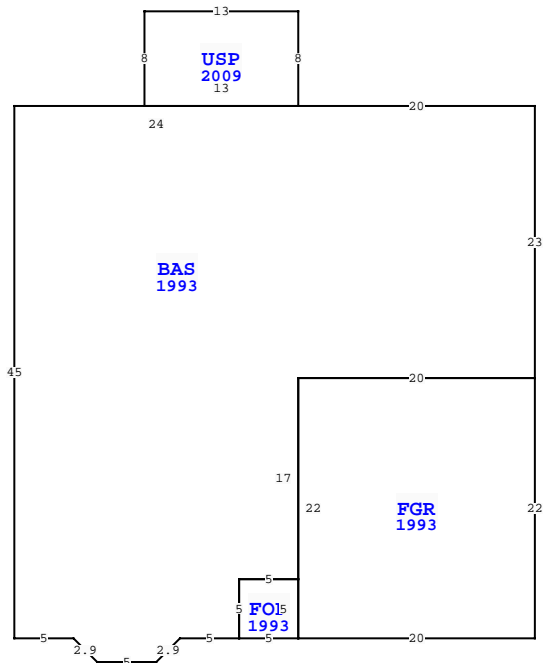
NAIZBY BONNIE J/TRUSTEE OF NAIZBY TRUST
2585 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-164B-0039-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	20	FACE BRICK 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
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
BAS	1,529	100	1,529
FGR	440	55	242
FOP	25	30	8
USP	104	30	31
TOTALS	2,098		1,810

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,810	118.3600	147.95	267,790	1989	1989	0	0	17.54	82.46
1 SNGL FAM - 100% - 2012 Heated Area: 1529 HX Base Yr 2012											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		220,820	
TOTAL MARKET OB/XF VALUE		4,303	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		400,123	
SOH/AGL Deduction		224,712	
ASSESSED VALUE		175,411	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		120,411	
TOTAL JUST VALUE		400,123	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		345,021	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121904	ROOF	6,000	09/13/2012
20090987	REPAIR/RRF	2,000	07/27/2009
5412	NEW CONSTR	67,550	06/06/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1758/0648	9/26/2011	WD Q	Q	I	02	163,000
GRANTOR: GERDES HERMAN K & D						
GRANTEE: NAIZBY JAMES T & BO						
0901/0544	9/29/1999	WD Q	Q	I		129,900
GRANTOR: BYRNE ELIZABETH I						
GRANTEE: GERDES HERMAN K & D						

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	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0811	CONCRETE B	0	100	0	648.00	SF	5.20	5.20	100	1989	1989	3	57	1,921	
3	1242	WD DECK A	0	100	6	36.00	SF	10.00	10.00	100	1989	1989	3	20	72	

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

BUILDING DIMENSIONS
BAS=[YR=1993] W20 USP=[YR=2009] N8W13S8 E13S W24S45 E5 D2 R2 E5 U2 R2 E5FOP=[YR=1993] E5 FGR=[YR=1993] E20 N22 W20S22 \$ N5 W5 S5 \$ N5 E5 N17 E20N23 \$.

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							