

LOT 42
IN OR 672/1770
PIRATES BAY PB5/213

MARTIN LESLIE T
2549 PIRATES BAY DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-164B-0042-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 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

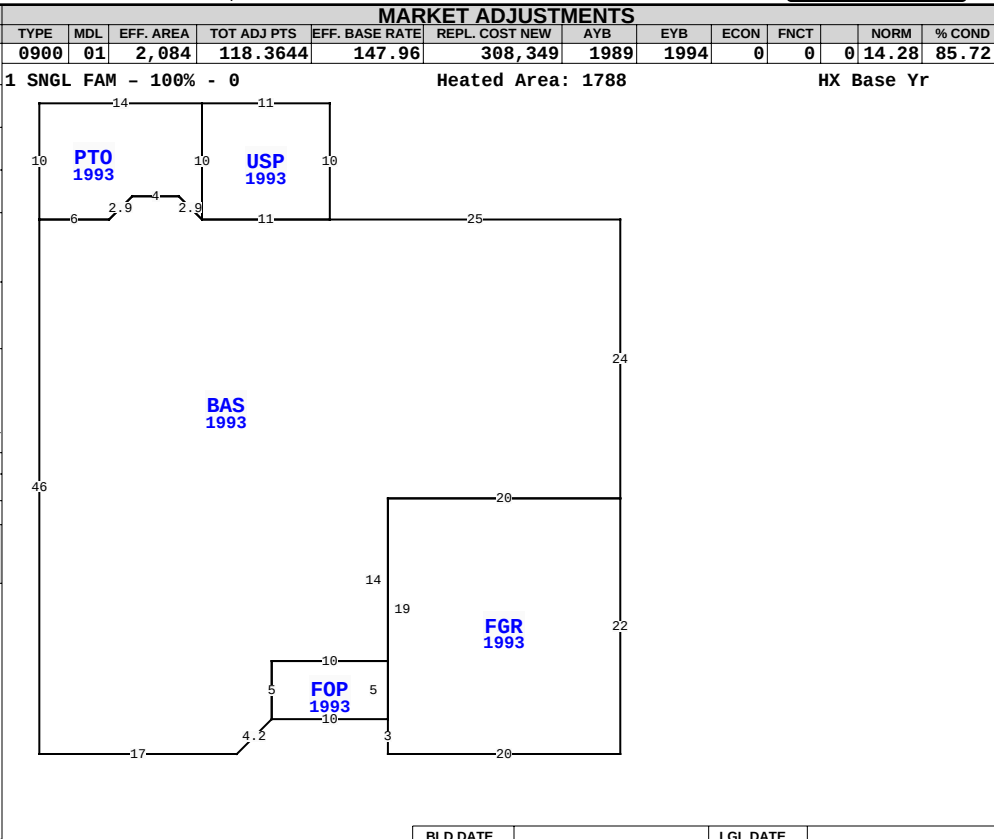
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,788	100	1,788	226,774
FGR	440	55	242	30,693
FOP	50	30	15	1,902
PTO	128	5	6	761
USP	110	30	33	4,186
TOTALS	2,516		2,084	264,317

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0811	CONCRETE B	0	100	0	0	791.00	SF	5.20	5.20	100	1989	1989	3	57	2,345	

LAND DESCRIPTION			TOTAL OB/XF 4,655														
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
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



2549 PIRATES BAY DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		264,317		
TOTAL MARKET OB/XF VALUE		4,655		
TOTAL LAND VALUE - MARKET		175,000		
TOTAL MARKET VALUE		443,972		
SOH/AGL Deduction		286,261		
ASSESSED VALUE		157,711		
TOTAL EXEMPTION VALUE		50,000		
BASE TAXABLE VALUE		107,711		
TOTAL JUST VALUE		443,972		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		387,389		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110432	OTHER	190	03/25/2011
20110333	REPAIR/RRF	7,000	03/09/2011
20101250	REMODEL	10,395	07/30/2010
20101177	REMODEL	11,579	07/19/2010
20080760	REPAIR/RRF	4,000	05/05/2008
5243	NEW CONSTR	78,400	02/27/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0672/1770	12/30/1992	WD	Q	I		85,000
GRANTOR: BARLOW JOHN & JOHNNI						
GRANTEE: MARTIN LESLIE & M						
0572/1083	6/20/1989	WD	Q	I		103,900
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: BARLOW JOHN & J M						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W25 USP=[YR=1993] N10 W11 PTO=[YR=1993] W14 S10 E6 R2 U2 E4 D2 R2 N10\$ S10 E11\$ W11 L2 U2 W4 D2 L2 W6 S46 E17 U3 R3 FOP=[YR=1993] E10 FGR=[YR=1993] S3 E20 N22 W20 S19\$ N5 W10 S5\$ N5 E10 N14 E20 N24\$.		