



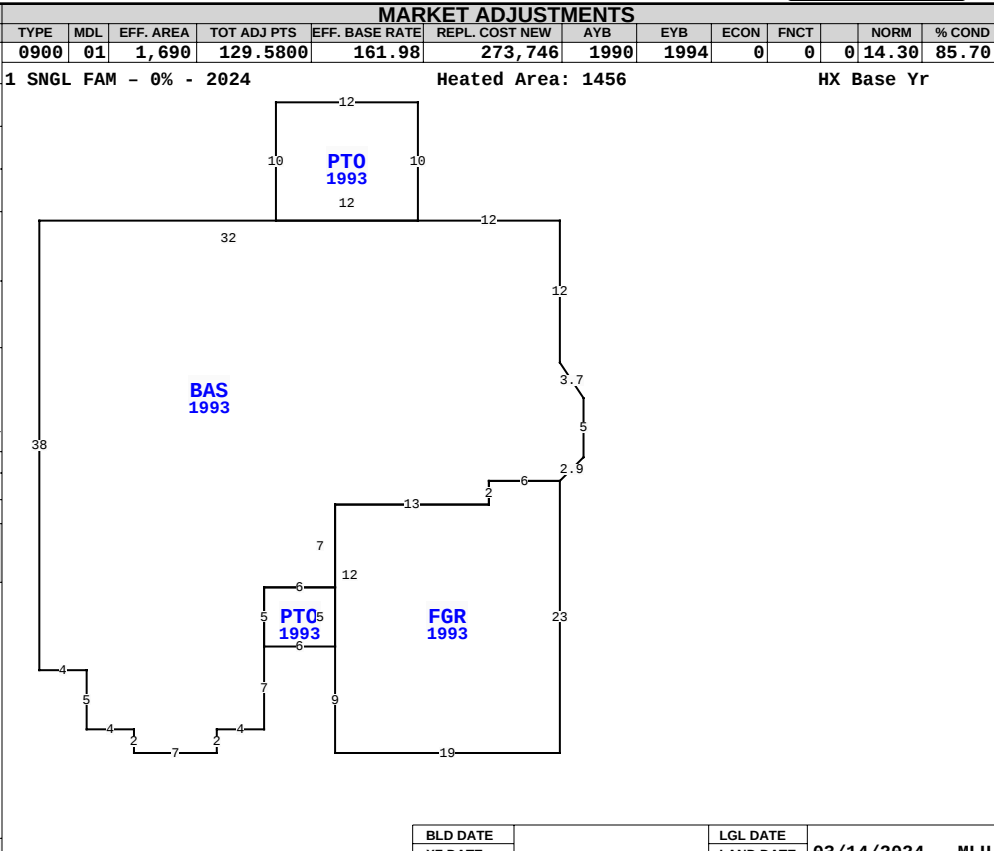
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	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	1,456	100	1,456	202,117
FGR	411	55	226	31,372
PTO	30	5	2	278
PTO	120	5	6	833
TOTALS	2,017		1,690	234,600

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	757.00	SF	5.20



2537 PIRATES BAY DR, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
03/14/2024 MLU									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		234,600	
TOTAL MARKET OB/XF VALUE		4,722	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		414,322	
SOH/AGL Deduction		0	
ASSESSED VALUE		414,322	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		414,322	
TOTAL JUST VALUE		414,322	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		359,060	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080639	REPAIR/RRF	3,800	04/21/2008
5973	NEW CONSTR	50,350	05/10/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/0894	2/23/2023	WD	Q	I	01	494,000
GRANTOR: SZABO BRIAN P & KATHY						
GRANTEE: SEMENIUK ZACHARY &						
0606/0459	9/04/1990	WD	Q	I		83,400
GRANTOR: HEAD STEPHAN A						
GRANTEE: SZABO BRIAN & KATHY						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W12 PTO=[YR=1993] N10 W12 S10 E12\$ W32 S38 E4 S5 E4 S2 E7 N2 E4 N7 PTO=[YR=1993] E6 FGR=[YR=1993] S9 E19 N23 W6 S2W13 S12\$ N5 W6 S5\$ N5 E6 N7 E13 N2 E6 U2 R2 N5 L2 U3 N12\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		R-1	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000		