LOT 51
IN OR 676 PG 1582
PIRATES BAY PB 5/213

BAYACAL ELISEO N &/CONTY MARIA AGNES U
2441 PIRATES BAY DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-164B-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

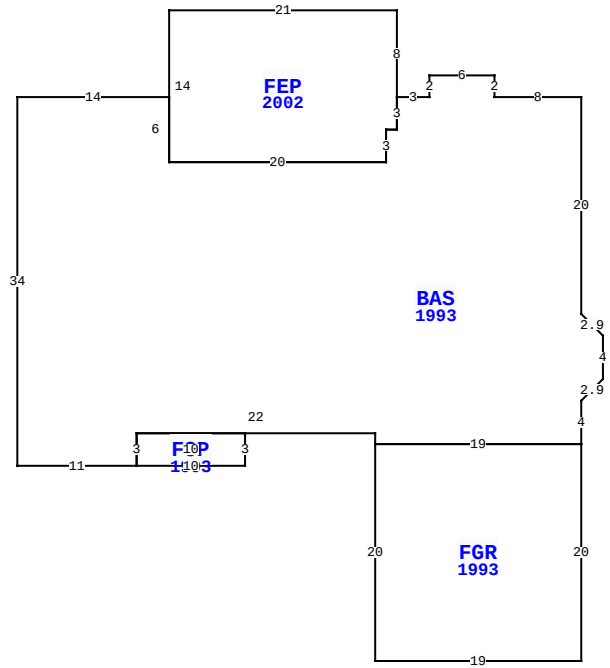
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,565	100	1,565	205,774
FEP	291	80	233	30,636
FGR	380	55	209	27,481
FOP	30	30	9	1,184
TOTALS	2,266		2,016	265,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,016	119.8736	149.84	302,077	1993	1998	0	0	0	12.25	87.75

1 SNGL FAM – 100% - 1998 Heated Area: 1565 HX Base Yr 1998



2441 PIRATES BAY DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		265,073
TOTAL MARKET OB/XF VALUE		5,870
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		445,943
SOH/AGL Deduction		282,183
ASSESSED VALUE		163,760
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		113,760
TOTAL JUST VALUE		445,943
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010521	REMODEL	5,000	03/27/2001
B8873	ADDITION	2,155	02/15/1995
7454	NEW CONSTR	68,180	12/09/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0676/1582	3/10/1993	WD	Q	I		96,300
GRANTOR: SEAWARD HOMES INC						
GRANTEE: BAYACAL & CONTY						
0671/0460	12/03/1992	WD	U	V		21,600
GRANTOR: PIRATES BAY JOINT VT						
GRANTEE: SEAWARD HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N2 W6 S2 W3 FEP=[YR=2002] N8 W21 S14 E20 N3 E1 N3 $ S3 W1 S3 W20 N6 W14 S34 E11 FOP=[YR=1993] E10 N3 W10 S3 $ N3 E22 S1 FGR=[YR=1993] S20 E19 N20 W19 $ E19 N4 R2 U2 N4 L2 U2 N20 $.

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	1993	1993	3	74	2,590	
2	0811	CONCRETE B	0	100	44	16	704.00	SF	5.20	5.20	100	1993	1993	3	66	2,416	
3	0810	CONCRETE A	0	100	0	0	112.00	SF	6.50	6.50	100	1993	1993	3	66	480	
4	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1994	1994	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 5,870

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 05/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS