LOT 4
IN OR 2124/610
PIRATES BAY PB 5/213

CARROLL JOSEPH D
2248 PIRATES BAY DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0004-0000

BUILDING CHARACTERISTICS

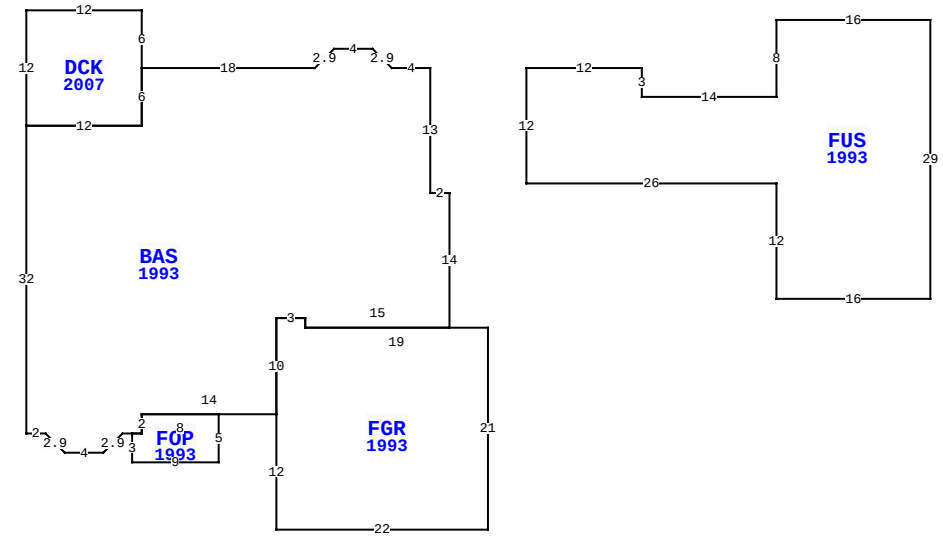
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,369	100	1993	1,369	189,325
DCK	144	10	2007	14	1,936
FGR	465	55	1993	256	35,404
FOP	43	30	1993	13	1,798
FUS	734	100	1993	734	101,508
TOTALS	2,755			2,386	329,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,386	126.2240	166.62	397,555	1990	1990	0	0	0	17.00	83.00

1 SNGL FAM – 100% - 2018 Heated Area: 2103 HX Base Yr 2018



2248 PIRATES BAY DR, FERNANDINA BEACH

BLD DATE	04/21/2008 DJ	LGL DATE	
XF DATE		LAND DATE	05/01/2025 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		329,971
TOTAL MARKET OB/XF VALUE		4,589
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		514,560
SOH/AGL Deduction		198,229
ASSESSED VALUE		316,331
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		265,609
TOTAL JUST VALUE		514,560
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		480,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061311	ADDITION	200	06/12/2006
B983370	REPAIR/RRF	1,300	03/17/1998
5929	NEW CONSTR	96,740	04/18/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2124/0610	5/31/2017	WD	Q	I	02	285,000
GRANTOR: MITCHELL JAMES F & DO						
GRANTEE: CARROLL JOSEPH D						
0604/1283	8/17/1990	WD	Q	I		119,100
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: MITCHELL JAMES & D						

BUILDING NOTES

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	1990	1990	3	66	2,310	
2	0811	CONCRETE B	0	100	0	0	769.00	SF	5.20	5.20	100	1990	1990	3	57	2,279	

BUILDING DIMENSIONS

BAS=[YR=1993] W4 U2 L2 W4 D2 L2 W18 DCK=[YR=2007] N6 W12S12 E12 N6$ S6 W12 S32 E2 D2 R2 E4 U2 R2 E1
FOP=[YR=1993] S3 E9 N5 W8 S2 W1$ E1 N2 E14 FGR=[YR=1993] S12 E22 N21 W19N1 W3 S10$ N10 E3 S1 E15 N14 W2 N13$ PTR=E10
FUS=[YR=1993] E12 S3E14 N8 E16 S29 W16 N12 W26 N12$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 4,589

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	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 05/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS