



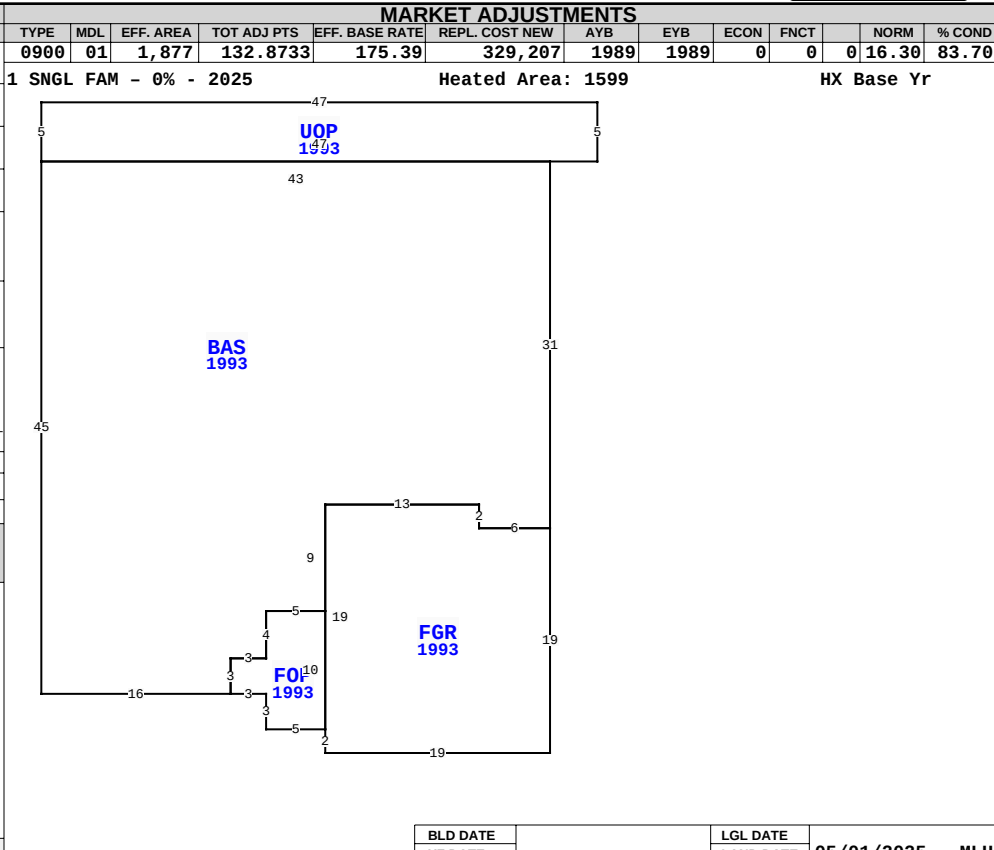
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	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	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	1,599	100	1993	1,599	234,736
FGR	387	55	1993	213	31,269
FOP	59	30	1993	18	2,642
UOP	235	20	1993	47	6,899
TOTALS	2,280			1,877	275,546

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	0812	CONCRETE C	0	0	0	0	1,163.00	SF	4.00
3	1242	WD DECK A	0	0	0	0	498.00	SF	10.00



2272 PIRATES BAY DR, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/01/2025 MLU									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2 Tax Dist:	
BUILDING MARKET VALUE		275,546	
TOTAL MARKET OB/XF VALUE		5,771	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		461,317	
SOH/AGL Deduction		0	
ASSESSED VALUE		461,317	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		461,317	
TOTAL JUST VALUE		461,317	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		431,445	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121131	ROOF	4,000	06/15/2012
6460	ADDITION	2,500	04/04/1991
5438	NEW CONSTR	75,460	06/26/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2778/1590	4/01/2025	WD	Q	I	01	515,000
GRANTOR: MCKINLEY KRISTIN SUCC						
GRANTEE: THE HOPKINS FAMILY						
1662/1688	1/25/2010	WD	U	I	30	100
GRANTOR: SNARPONIS JEAN A						
GRANTEE: SNARPONIS JEAN A TR						

BUILDING NOTES	
----------------	--

BUILDING DIMENSIONS	
UOP=[YR=1993] W47 S5 BAS=[YR=1993] S45 E16 FOP=[YR=1993] E3 S3 E5 FGR=[YR=1993] S2 E19 N19 W6 N2 W13 S19 \$ N10 W5 S4 W3 S3 \$ N3 E3 N4 E5 N9 E13 S2 E6 N31 W43 \$ E47 N5 \$.	

LAND DESCRIPTION										TOTAL OB/XF										5,771									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000												