



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 Floo	14	CARPET 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

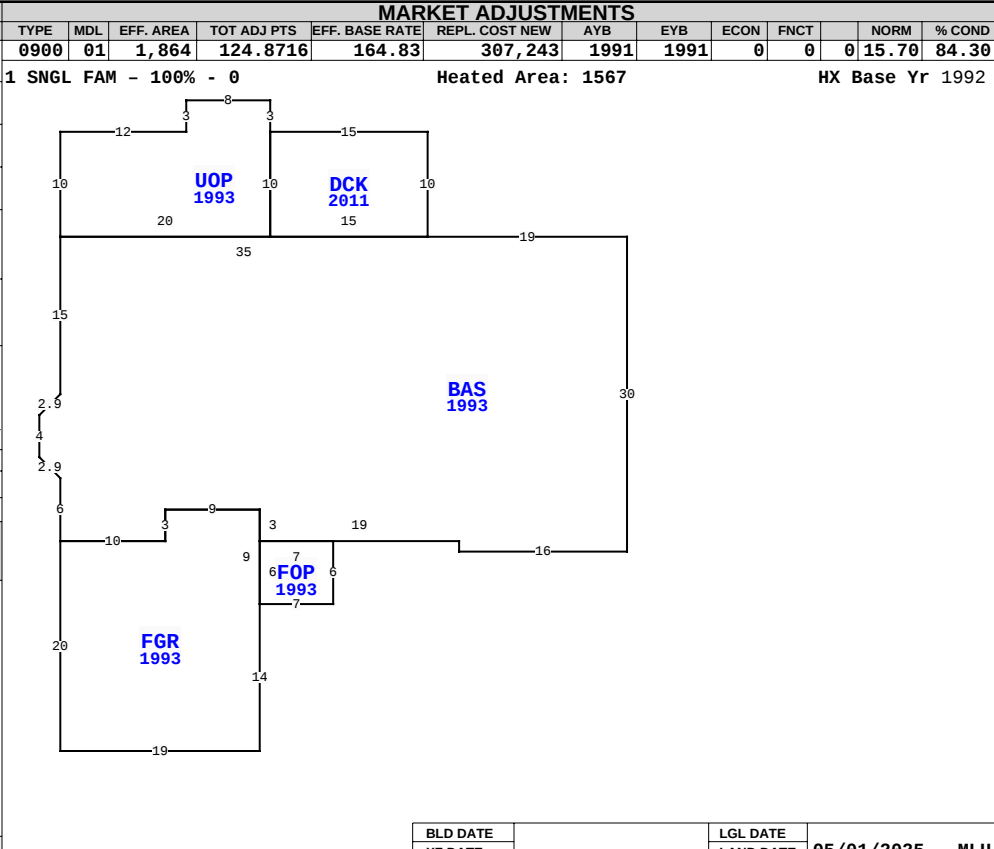
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

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	1,567	100	1993	1,567	217,738
DCK	150	10	2011	15	2,084
FGR	407	55	1993	224	31,125
FOP	42	30	1993	13	1,807
UOP	224	20	1993	45	6,253
TOTALS	2,390			1,864	259,006

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	898.00	SF	5.20
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	18.30

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-1	0.00	0.00	1.00



2284 PIRATES BAY DR, FERNANDINA BEACH									
TOTAL OB/XF 5,509									
BLD DATE LGL DATE 05/01/2025 MLU									
XF DATE LAND DATE									
INC DATE AG DATE									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		259,006	
TOTAL MARKET OB/XF VALUE		5,509	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		444,515	
SOH/AGL Deduction		296,458	
ASSESSED VALUE		148,057	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		97,335	
TOTAL JUST VALUE		444,515	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		416,134	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122097	ROOF	6,000	10/11/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2707/1849	4/25/2024	QC	U	I	11	100	
GRANTOR: HOUSTON GEROMEY F							
GRANTEE: ROWLAND DEBORAH ANN							
0660/1057	6/08/1992	QC	Q	I	01	100	
GRANTOR: HOUSTON KEN							
GRANTEE: HOUSTON KEN & G							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W19 DCK=[YR=2011] N10 W15 UOP=[YR=1993] N3 W8 S3 W12 S10 E20 N 10\$ S10 E15\$ W35 S15 L2 D2 S4 R2 D2 S6 FGR=[YR=1993] S20 E19 N14 FOP=[YR=1993] E7N6 W7 S6 \$ N9 W9 S3 W10 \$ E10 N3 E9 S3 E19 S1 E16 N30 \$.									