

LOT 9  
IN OR 941/896  
PIRATES BAY PB5/213

GUTIERREZ GUSTAVO & ALEJANDRA  
21200 CELTIC ST  
CHATSWORTH, CA 91311

2025

00-00-31-164B-0009-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 80     |
| Exterior Wall            | 20 | FACE BRICK 20  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 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 |
|------------------|---------|

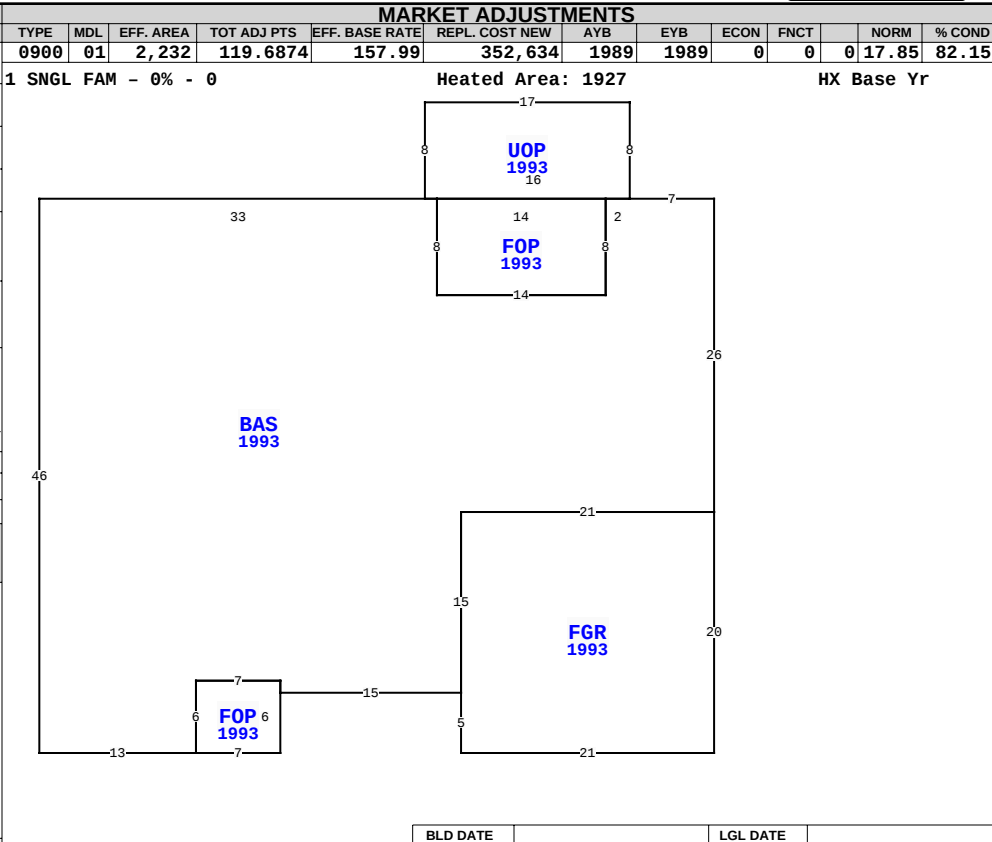
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,927            | 100         | 1993 | 1,927        | 250,103              |
| FGR       | 420              | 55          | 1993 | 231          | 29,981               |
| FOP       | 42               | 30          | 1993 | 13           | 1,687                |
| FOP       | 112              | 30          | 1993 | 34           | 4,413                |
| UOP       | 136              | 20          | 1993 | 27           | 3,505                |
| TOTALS    | 2,637            |             |      | 2,232        | 289,689              |

|                |  |
|----------------|--|
| EXTRA FEATURES |  |
|----------------|--|

| L N | 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   | 0   | 0  | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1989    | 1989        | 3 | 64     | 2,240           |       |
| 2   | 0812       | CONCRETE C  | 0   | 0   | 0  | 0 | 1,030.00 | SF | 4.00     | 4.00           | 100       | 1989    | 1989        | 3 | 54.5   | 2,245           |       |
| 3   | 1121       | CB 4"       | 0   | 0   | 77 | 2 | 154.00   | SF | 5.00     | 5.00           | 100       | 2004    | 2004        | 3 | 83     | 639             |       |

| LAND DESCRIPTION |          |     | TOTAL OB/XF          |     |     |          |       |       |             |           |     |          |        |         |            |                |            |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE |
| 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    |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 12/28/2022 | BY | TWA |
|-------------|------------|----|-----|



|                                       |  |
|---------------------------------------|--|
| 2298 PIRATES BAY DR, FERNANDINA BEACH |  |
|---------------------------------------|--|

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

|            |     |
|------------|-----|
| 05/01/2025 | MLU |
|------------|-----|

|                   |                           |           |                 |                 |
|-------------------|---------------------------|-----------|-----------------|-----------------|
| Total Acres: 0.00 | Total Land Value: 180,000 | Market: 0 | Agricultural: 0 | Common: 180,000 |
|-------------------|---------------------------|-----------|-----------------|-----------------|

| NASSAU COUNTY PROPERTY    |  |              |  | PAGE 1 of 1 | 2 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY         |  |              |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 2 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |              |  | 289,689     |   |
| TOTAL MARKET OB/XF VALUE  |  |              |  | 5,124       |   |
| TOTAL LAND VALUE - MARKET |  |              |  | 180,000     |   |
| TOTAL MARKET VALUE        |  |              |  | 474,813     |   |
| SOH/AGL Deduction         |  |              |  | 45,214      |   |
| ASSESSED VALUE            |  |              |  | 429,599     |   |
| TOTAL EXEMPTION VALUE     |  |              |  | 0           |   |
| BASE TAXABLE VALUE        |  |              |  | 429,599     |   |
| TOTAL JUST VALUE          |  |              |  | 474,813     |   |
| NCON VALUE                |  |              |  | 0           |   |
| INCOME VALUE              |  |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |              |  | 443,681     |   |

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| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20160688   | ADD300SF    | 33,795 | 03/14/2016 |
| B033585    | REMODEL     | 3,000  | 07/30/2003 |
| B007225    | GARAGE      | 45,000 | 06/01/2000 |
| 5413       | NEW CONSTR  | 89,110 | 06/06/1989 |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 0941/0896                      | 7/19/2000  | WD        | Q   | I   |        | 155,500    |  |
| GRANTOR: GERBER JAMES A & LIND |            |           |     |     |        |            |  |
| GRANTEE: GUTIERREZ GUSTAVO &   |            |           |     |     |        |            |  |
| 0587/0372                      | 12/29/1989 | WD        | Q   | I   |        | 113,300    |  |
| GRANTOR: ATLANTIC BUILDERS     |            |           |     |     |        |            |  |
| GRANTEE: GERBER JAMES & LIND   |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                     |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|
| BAS=[YR=1993] W7 UOP=[YR=1993] N8 W17 S8 E1 FOP=[YR=1993] S8 E14 N8 W14 \$E16\$ W2 S8 W14 N8 W33 S46 E13 FOP=[YR=1993] E7 N6 W7 S6 \$ N6 E7 S1 E15 FGR=[YR=1993] S5 E21 N20 W21 S15 \$ N15 E21 N26 \$ . |  |  |  |  |  |  |  |