LOT 10
PIRATES BAY PB 5/213

MARTIN BRADLEY K
2356 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

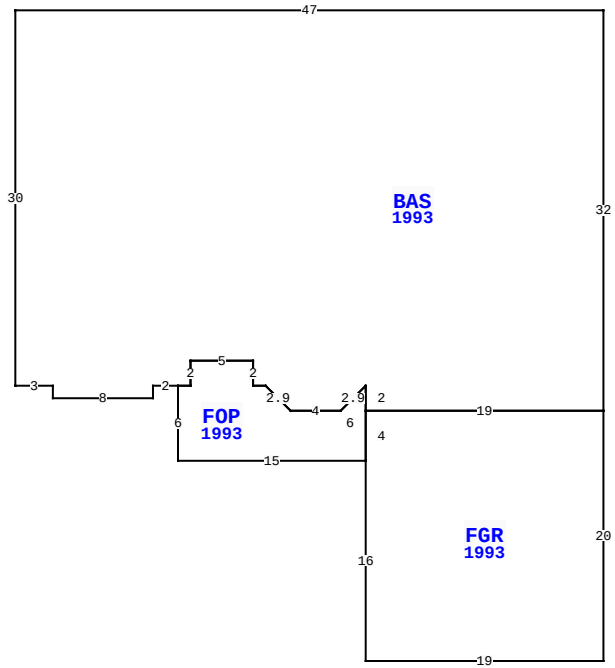
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100	1993	1,458	215,669
FGR	380	55	1993	209	30,916
FOP	88	30	1993	26	3,846
TOTALS	1,926			1,693	250,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,693	133.6300	176.39	298,628	1991	1991	0	0	0	16.14	83.86

1 SNGL FAM – 0% - 2025 Heated Area: 1458 HX Base Yr



2330 PIRATES BAY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	250,429
TOTAL MARKET OB/XF VALUE	5,829
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	436,258
SOH/AGL Deduction	0
ASSESSED VALUE	436,258
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	436,258
TOTAL JUST VALUE	436,258
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	408,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9710535	REPAIR/RRF	3,000	06/11/1997
6791	NEW CONSTR	62,095	10/29/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2801/468	7/16/2025	WD	Q	I	01	475,000
GRANTOR: HESTAND CHRISTOPHER J						
GRANTEE: MARTIN BRADLEY K						
2770/296	2/21/2025	FJ	U	I	11	0
GRANTOR: WILLIAMSON KAREN BREE						
GRANTEE: HESTAND CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 S30 E3 S1 E8 N1 E2 FOP=[YR=1993] S6 E15
FGR=[YR=1993] S16 E19 N20 W19 S4$ N6 L2 D2 W4 U2 L2 W1 N2
W5 S2 W1$ E1 N2 E5 S2 E1 D2 R2 E4 U2 R2 S2 E19 N32 $.

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	0811	CONCRETE B	0	0	0	0	810.00	SF	5.20	5.20	100	1992	1992	3	62	2,611	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
3	1242	WD DECK A	0	0	24	16	384.00	SF	10.00	10.00	100	1992	1992	3	20	768	

LAND DESCRIPTION

TOTAL OB/XF 5,829

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	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS