



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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
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NEIGHBORHOOD/LOC	1046.00
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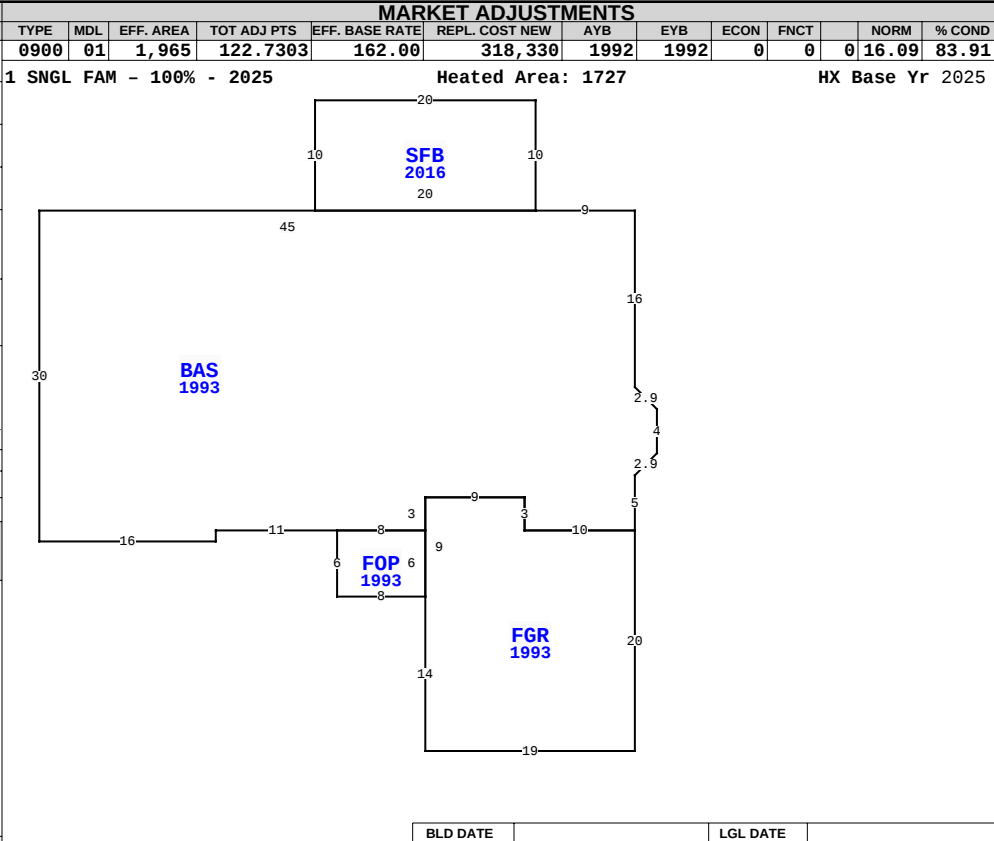
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,567	100	1993	1,567	213,009
FGR	407	55	1993	224	30,449
FOP	48	30	1993	14	1,903
SFB	200	80	2016	160	21,749
TOTALS	2,222			1,965	267,111

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	UT

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	0811	CONCRETE B	0	100	0	0	773.00	SF	5.20	5.20	100	1992	1992	3	62	2,492	
2	0810	CONCRETE A	0	100	11	6	66.00	SF	6.50	6.50	100	2001	2001	3	79	339	
3	1242	WD DECK A	0	100	10	10	100.00	SF	4.00	4.00	100	1999	1999	3	20	80	
4	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2001	2001	3	20	288	

LAND DESCRIPTION																	
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	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	05/12/2019	BY	KBA
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2342 PIRATES BAY DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/01/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	
3,199																	

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		267,111	
TOTAL MARKET OB/XF VALUE		3,199	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		450,310	
SOH/AGL Deduction		0	
ASSESSED VALUE		450,310	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		399,588	
TOTAL JUST VALUE		450,310	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		421,041	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6821	NEW CONSTR	71,650	12/05/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2745/975	10/23/2024	WD	U	I	16	400,000
GRANTOR: DANKER ROBERT OREST I						
GRANTEE: DAISYONE LLC						
2689/1023	1/16/2024	FJ	U	I	11	0
GRANTOR: DANKER ROBERT EST						
GRANTEE: DANKER ROBERT OREST						

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[YR=1993] W9 SFB=[YR=2016] N10 W20 S10 E20\$ W45 S30 E16 N1 E11 FOP=[YR=1993] S6 E8 FGR=[YR=1993] S14 E19 N20 W10 N3 W9 S9\$ N6 W8\$ E8 N3 E9 S3 E10 N5 R2 U2 N4 L2 U2 N16\$.																	