



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 70   |
| Exterior Wall            | 20 | FACE BRICK 30  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 11 | CLAY TILE 50   |
| Interior Floor           | 14 | CARPET 50      |
| 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       | 1,453            | 100         | 1993 | 1,453        | 213,597              |
| FGR       | 380              | 55          | 1993 | 209          | 30,724               |
| FOP       | 93               | 30          | 1993 | 28           | 4,116                |
| UOP       | 72               | 20          | 2025 | 14           | 2,058                |
| USP       | 264              | 30          | 2025 | 79           | 11,613               |
| TOTALS    | 2,262            |             |      | 1,783        | 262,109              |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |          |                |       |
|----------------|------------|-------------|-----|-----|---|---|--------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00   | UT | 3,500.00 | 3,500.00       |       |
| 2              | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 727.00 | SF | 5.20     | 5.20           |       |
| 3              | 0810       | CONCRETE A  | 0   | 100 | 0 | 0 | 84.00  | SF | 6.50     | 6.50           |       |

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

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |         |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0900                                                       | 01  | 1,783     | 135.1250    | 178.36         | 318,016        | 1992 | 1992 | 0    | 0    | 0 17.58 | 82.42  |
| 1 SNGL FAM - 100% - 2025 Heated Area: 1453 HX Base Yr 2025 |     |           |             |                |                |      |      |      |      |         |        |
|                                                            |     |           |             |                |                |      |      |      |      |         |        |
| 2368 PIRATES BAY DR, FERNANDINA BEACH                      |     |           |             |                |                |      |      |      |      |         |        |
| BLD DATE 04/08/2008 DJ LGL DATE 05/01/2025 MLU             |     |           |             |                |                |      |      |      |      |         |        |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |              |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--------------|--|--|--|--|--|
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| VALUATION SUMMARY         |  |  |  |  |  |              |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  | STANDARD     |  |  |  |  |  |
| Tax Group: 2              |  |  |  |  |  | Tax Dist:    |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  | 262,109      |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  | 5,133        |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  | 180,000      |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  | 447,242      |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  | 0            |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  | 447,242      |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  | HX HB 50,722 |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  | 396,520      |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  | 447,242      |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  | 13,672       |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |              |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  | 407,323      |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 2024-0351  | SCR ENCL    | 9,500  | 06/26/2024 |
| 20121750   | ROOF        | 6,000  | 08/27/2012 |
| 7281       | NEW CONSTR  | 62,095 | 08/25/1992 |

| SALES DATA                   |           |              |        |        |           |               |
|------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number         | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2718/34                      | 6/10/2024 | WD           | Q      | I      | 01        | 545,000       |
| GRANTOR: WILSON BARBARA L/E  |           |              |        |        |           |               |
| GRANTEE: KRAHL ROBERT STANLE |           |              |        |        |           |               |
| 2351/1711                    | 3/27/2020 | WD           | U      | I      | 11        | 100           |
| GRANTOR: WILSON BARBARA      |           |              |        |        |           |               |
| GRANTEE: WILSON MARVIN JEFFE |           |              |        |        |           |               |

| BUILDING NOTES                                                                              |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
|                                                                                             |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING DIMENSIONS                                                                         |  |  |  |  |  |  |  |  |  |  |  |
| BAS=[YR=1993;ORIG=0,0] W11 W36 S30 E3 S1 E8 N1 E2 E1 N3 E5 S3 E1 D2R2 E4 U2R2 S2 E19 N32 \$ |  |  |  |  |  |  |  |  |  |  |  |
| FGR=[YR=1993;ORIG=-19,36] S16 E19 N20 W19 S4 \$                                             |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=1993;ORIG=-34,30] S6 E15 N6 D2L2 W4 U2L2 W1 N3 W5 S3 W1 \$                          |  |  |  |  |  |  |  |  |  |  |  |
| USP=[YR=2025;ORIG=0,0] W22 N12 E22 S12 \$                                                   |  |  |  |  |  |  |  |  |  |  |  |
| UOP=[YR=2025;ORIG=-22,-12] W6 S12 E6 N12 \$                                                 |  |  |  |  |  |  |  |  |  |  |  |
| .                                                                                           |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |       |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-------|
| 5,133       |          |     |                      |     |     |          |       |       |             |           |       |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1           | 000100   | C   | RES                  | 100 |     | R-1      | 0.00  | 0.00  | 1.00        | LT        |       |