

LOT 14 MILITARY
IN OR 638 PG 190
PIRATES BAY PB 5/213

WHELAN CHRISTOPHER P & CAROL A
2380 PIRATES BAY DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	13	LVT/LAMMT 50
Interior Floo	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	

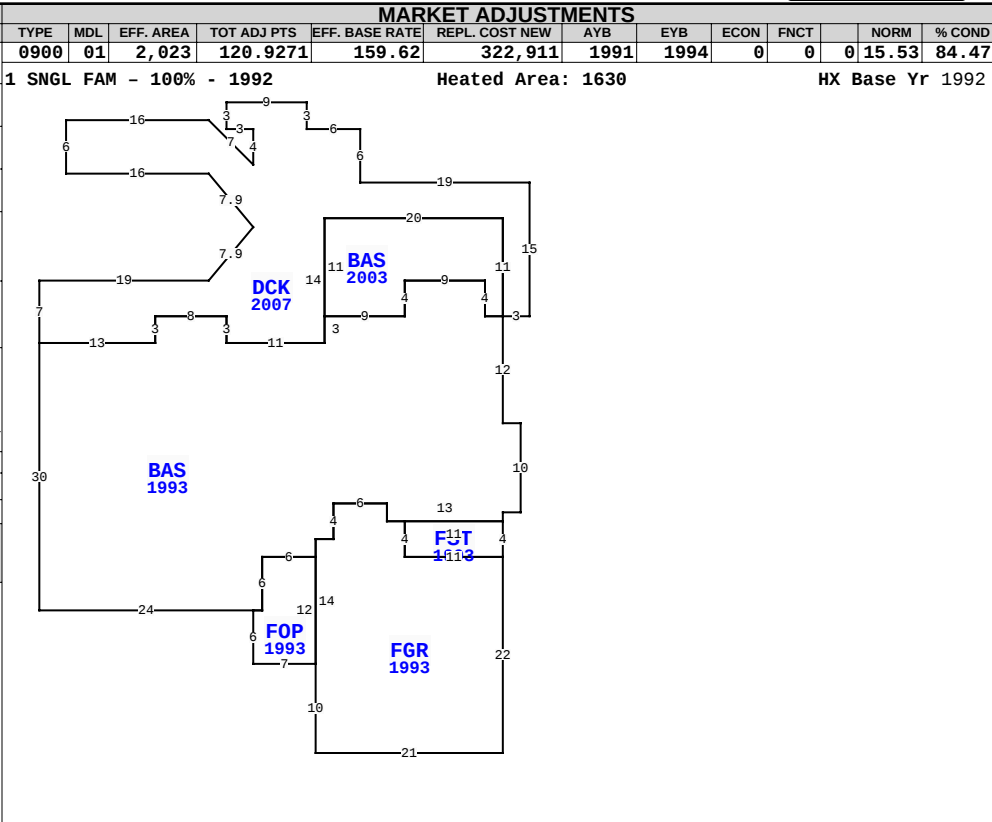
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,446	100	1993	1,446	194,966
BAS	184	100	2003	184	24,809
DCK	656	10	2007	66	8,899
FGR	510	55	1993	280	37,753
FOP	78	30	1993	23	3,101
FST	44	55	1993	24	3,236

TOTALS	2,918			2,023	272,763
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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	742.00	SF	5.20
3	0820	WOOD WALK	0	100	0	0	170.00	SF	11.75
4	0811	CONCRETE B	0	100	0	0	168.00	SF	5.20
5	0820	WOOD WALK	0	100	0	0	51.00	SF	11.75

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

REVIEW DATE	05/13/2019	BY	DJA
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	272,763								
TOTAL MARKET OB/XF VALUE	6,449								
TOTAL LAND VALUE - MARKET	180,000								
TOTAL MARKET VALUE	459,212								
SOH/AGL Deduction	289,761								
ASSESSED VALUE	169,451								
TOTAL EXEMPTION VALUE	50,722								
BASE TAXABLE VALUE	118,729								
TOTAL JUST VALUE	459,212								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	430,262								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062089	REPAIR/RRF	6,336	09/13/2006
B020986	NEW CONSTR	9,000	06/11/2002
6271	NEW CONSTR	54,000	11/21/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0638/0190	10/04/1991	WD	Q	I		92,000	
GRANTOR: BROWN CLARIECE E							
GRANTEE: WHELAN CHRIS & CARO							
0605/0689	8/24/1990	WD	Q	V		23,900	
GRANTOR: PIRATES BAY JOINT V							
GRANTEE: BROWN CLARIECE E							

BUILDING NOTES									
DCK=[YR=2007] W19 N6 W6 N3 W9 S3 E3 S4 L5 U5 W16 S6 E16 D6 R5 L5 D6 W19 S7 BAS=[YR=1993] S30 E24 FOP=[YR=1993] S6 E7 FGR=[YR=1993] S10 E21 N22 FST=[YR=1993] N4 W11 S4 E11 S W11 N4 W2 N2 W6 S4 W2 S14 S N12 W6 S6 W1 S E1 N6 E6 N2 E2 N4 E6 S2 E13 N1 E2 N10 W2 N12 BAS=[YR=2003] N11 W20 S11 E9 N4 E9 S4 E2 S W2 N4 W9 S4 W9 S3 W11 N3 W8 S3 W13 S E13 N3 E8 S3 E11 N14 E20 S11 E3 N15 S .									

BUILDING DIMENSIONS									
DCK=[YR=2007] W19 N6 W6 N3 W9 S3 E3 S4 L5 U5 W16 S6 E16 D6 R5 L5 D6 W19 S7 BAS=[YR=1993] S30 E24 FOP=[YR=1993] S6 E7 FGR=[YR=1993] S10 E21 N22 FST=[YR=1993] N4 W11 S4 E11 S W11 N4 W2 N2 W6 S4 W2 S14 S N12 W6 S6 W1 S E1 N6 E6 N2 E2 N4 E6 S2 E13 N1 E2 N10 W2 N12 BAS=[YR=2003] N11 W20 S11 E9 N4 E9 S4 E2 S W2 N4 W9 S4 W9 S3 W11 N3 W8 S3 W13 S E13 N3 E8 S3 E11 N14 E20 S11 E3 N15 S .									

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