

LOT 15
IN OR 1920/551
PIRATES BAY PB 5/213

WEAVER LVG TRUST/WEAVER MARJORIE A TRUSTEE
2392 PIRATES BAY DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0015-0000



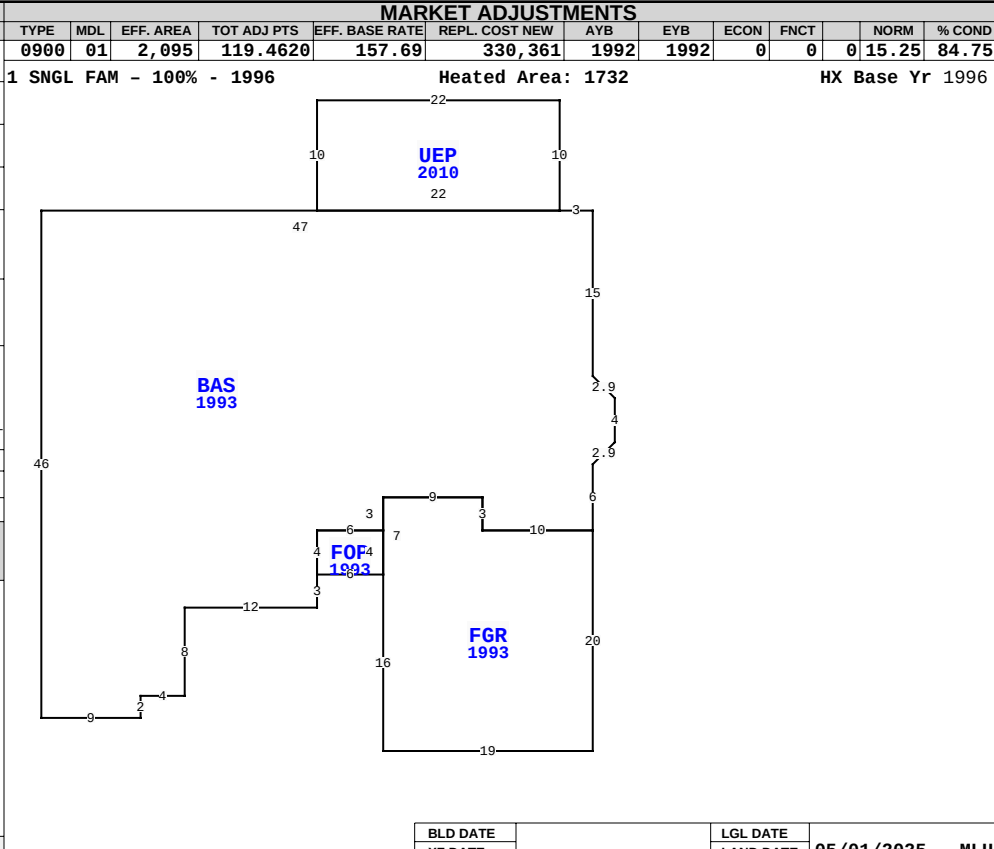
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,732	100	1993	1,732	231,468
FGR	407	55	1993	224	29,936
FOP	24	30	1993	7	936
UEP	220	60	2010	132	17,641
TOTALS	2,383			2,095	279,981

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	779.00	SF	5.20	5.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

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



2392 PIRATES BAY DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/01/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	279,981		
TOTAL MARKET OB/XF VALUE	4,961		
TOTAL LAND VALUE - MARKET	180,000		
TOTAL MARKET VALUE	464,942		
SOH/AGL Deduction	303,806		
ASSESSED VALUE	161,136		
TOTAL EXEMPTION VALUE	HX HB WX 55,722		
BASE TAXABLE VALUE	105,414		
TOTAL JUST VALUE	464,942		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	434,475		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122096	ROOF	6,000	10/11/2012
20102040	REMODEL	2,056	11/29/2010
6901	NEW CONSTR	70,777	02/10/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1920/0551	3/11/2014	WD	U	I	11	100
GRANTOR: WEAVER JOHN R & MARJO						
GRANTEE: WEAVER JOHN R & MAR						
0671/1316	12/09/1992	WD	Q	I		100,700
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: WEAVER JOHN & M A						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W3 UEP=[YR=2010] N10 W22 S10 E22\$ W47 S46 E9 N2 E4 N8 E12 N3 FOP=[YR=1993] E6 FGR=[YR=1993] S16 E19 N20 W10 N3 W9S7\$ N4 W6 S4\$ N4 E6 N3 E9 S3 E10 N6 R2 U2 N4 L2 U2 N15\$.											