

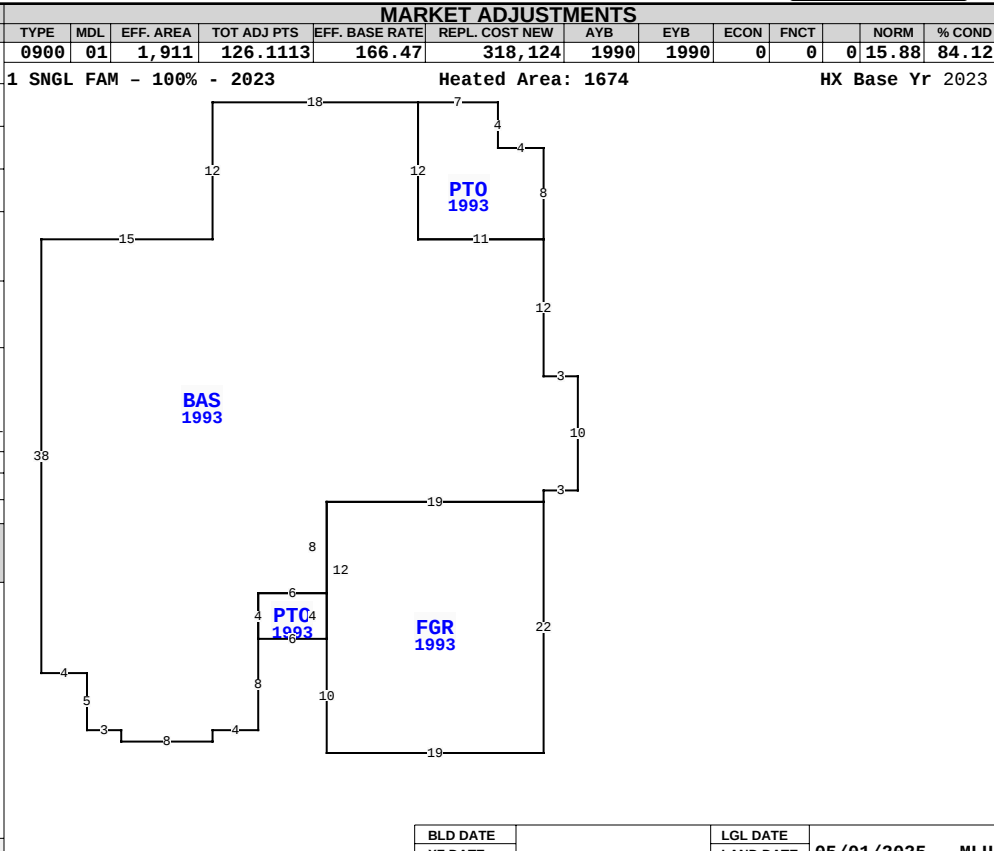


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	1,674	100	1993	1,674	234,418
FGR	418	55	1993	230	32,208
PTO	24	5	1993	1	140
PTO	116	5	1993	6	840
TOTALS	2,232			1,911	267,606



2418 PIRATES BAY DR, FERNANDINA BEACH

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0811	CONCRETE B	0	100	0	0	883.00	SF	5.20	5.20	100	1990	1990	3	57	2,617	
3	0858	SCULP CONC	0	100	0	0	160.00	SF	13.00	13.00	100	2013	2013	3	98	2,038	
4	0912	SCRN RM G	0	100	0	0	315.00	SF	20.00	20.00	100	2024	2023		97	6,111	
5	0810	CONCRETE A	0	100	0	0	315.00	SF	6.50	6.50	100	2024	2023		100	2,048	
6	0476	VF 6 SBPL	0	100	0	0	209.00	LF	32.00	32.00	100	2024	2023		99	6,621	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	

LAND DESCRIPTION										TOTAL OB/XF								22,339	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
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		04/12/2023		BY DJ		Total Acres: 0.00			Total Land Value: 180,000			Market: 0			Agricultural: 0				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		267,606	
TOTAL MARKET OB/XF VALUE		22,339	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		469,945	
SOH/AGL Deduction		259,654	
ASSESSED VALUE		210,291	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		159,569	
TOTAL JUST VALUE		469,945	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		440,993	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222262	ADDITION	0	06/27/2022
20122330	GARDR	1,250	11/19/2012
6082	NEW CONSTR	64,000	07/23/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2534/0733	1/27/2022	WD	Q	I	01	475,000	
GRANTOR:MASON STEPHEN M & MAR							
GRANTEE:ELIOT GREGORY & ELI							
1916/1565	5/05/2014	QC	U	I	11	31,000	
GRANTOR:MASON STEPHEN M & MAR							
GRANTEE:MASON STEPHEN M & M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=1993] W4 N4 W7 BAS=[YR=1993] W18 S12 W15 S38 E4 S5 E3 S1 E8 N1 E4 N8 PTO=[YR=1993] E6 FGR=[YR=1993] S10 E19 N22 W19 S12 \$ N4 W6 S4 \$ N4 E6 N8 E19 N1 E3 N10 W3 N12 W11 N12 \$ S12 E11 N8 \$.									