LOT 18
IN OR 966/51
PIRATES BAY PB 5/213

FELIX DEBORAH J
86111 KNOTTED OAK WAY
YULEE, FL 32097

2025

00-00-31-164B-0018-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 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

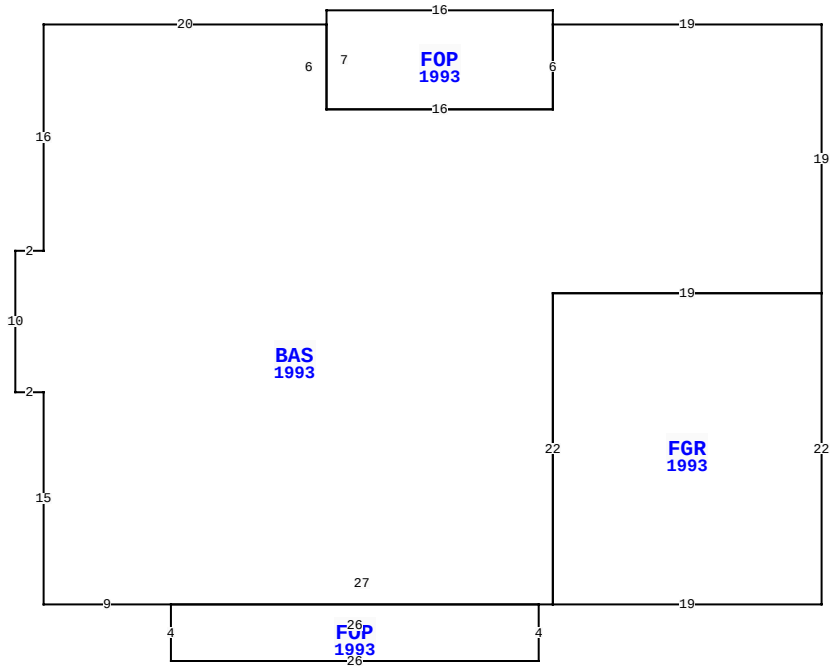
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,761	100	1993	1,761	253,779
FGR	418	55	1993	230	33,146
FOP	104	30	1993	31	4,467
FOP	112	30	1993	34	4,900
TOTALS	2,395			2,056	296,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,056	131.4082	173.46	356,634	1992	1992	0	0	0	16.92	83.08

1 SNGL FAM – 0% - 0 Heated Area: 1761 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

2430 PIRATES BAY DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	296,292
TOTAL MARKET OB/XF VALUE	21,345
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	497,637
SOH/AGL Deduction	44,309
ASSESSED VALUE	453,328
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	453,328
TOTAL JUST VALUE	497,637
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	466,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B959321	REPAIR/RRF	36,000	09/27/1995
6970	SWIM POOL	10,900	03/25/1992
6905	NEW CONSTR	78,685	02/13/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0966/0051	1/10/2001	WD	U	I	07	100
GRANTOR: STAMETS DONALD W						
GRANTEE: FELIX DEBORAH J						
0960/0549	11/30/2000	WD	Q	I		150,000
GRANTOR: STAMETS DONALD W						
GRANTEE: FELIX DEBORAH J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 FOP=[YR=1993] N1 W16 S7 E16 N6$ S6 W16 N6 W20 S16 W2 S10 E2 S15 E9 FOP=[YR=1993] S4 E26 N4 W26$ E27 FGR=[YR=1993] E19 N22 W19 S22$ N22 E19 N19$.

EXTRA FEATURES

LN	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	0	0	0	834.00	SF	5.20	5.20	100	1992	1992	3	62	2,689	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
3	0861	POOL GUNIT	0	0	31	13	403.00	SF	85.00	85.00	100	1992	1992	3	20	6,851	
4	0845	KOOL DECK	0	0	0	0	492.00	SF	7.25	7.25	100	1992	1992	3	62	2,212	
5	0825	BRICK	0	0	0	0	911.00	SF	6.25	6.25	100	2000	2000	3	93	5,295	
6	0825	BRICK	0	0	0	0	318.00	SF	6.25	6.25	100	2000	2000	3	93	1,848	

LAND DESCRIPTION

TOTAL OB/XF 21,345

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		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 Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS