

LOT 42
IN OR 672/1770
PIRATES BAY PB5/213

MARTIN LESLIE T
2549 PIRATES BAY DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0042-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 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

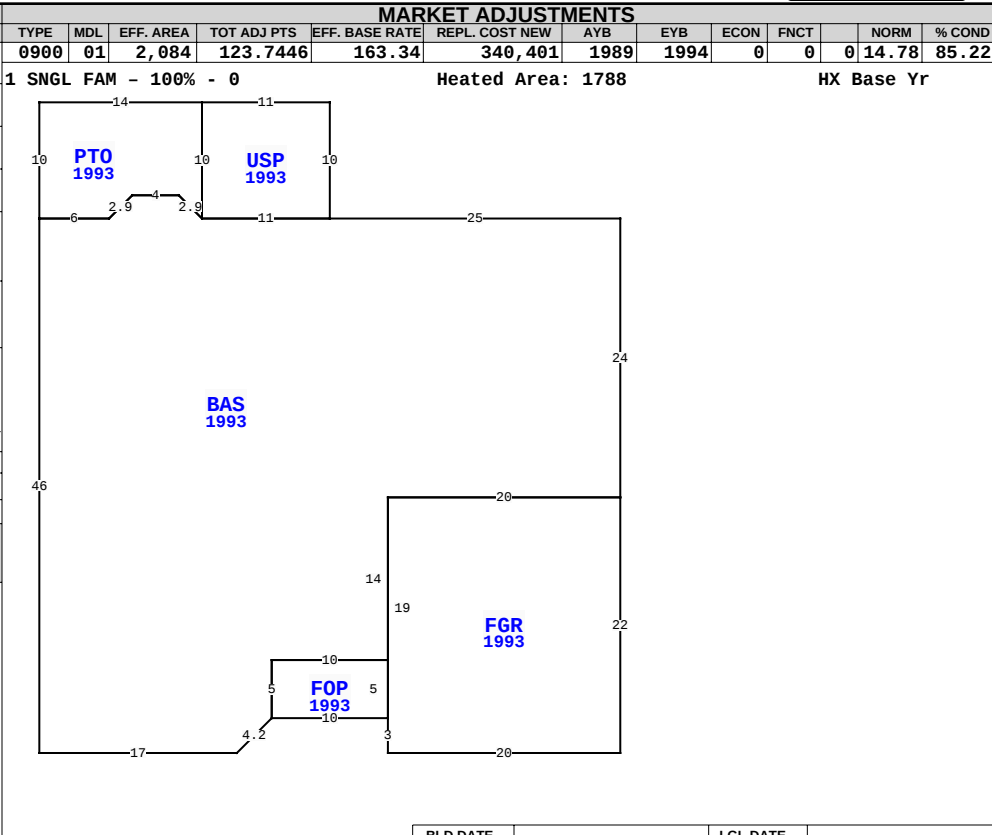
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,788	100	1993	1,788	248,887
FGR	440	55	1993	242	33,686
FOP	50	30	1993	15	2,088
PTO	128	5	1993	6	835
USP	110	30	1993	33	4,593
TOTALS	2,516			2,084	290,090

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	
1	0500	FP-PRE FAB	0 100	0	0	
2	0811	CONCRETE B	0 100	0	0	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



2549 PIRATES BAY DR, FERNANDINA BEACH	BLD DATE		LGL DATE	05/01/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF			4,482
L N	USE CODE	CLS	RES
1	000100	C	RES

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L N	USE CODE	CLS	RES
1	000100	C	RES

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	290,090			
TOTAL MARKET OB/XF VALUE	4,482			
TOTAL LAND VALUE - MARKET	180,000			
TOTAL MARKET VALUE	474,572			
SOH/AGL Deduction	312,287			
ASSESSED VALUE	162,285			
TOTAL EXEMPTION VALUE	HX HB		50,722	
BASE TAXABLE VALUE	111,563			
TOTAL JUST VALUE	474,572			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	443,972			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110432	OTHER	190	03/25/2011
20110333	REPAIR/RRF	7,000	03/09/2011
20101250	REMODEL	10,395	07/30/2010
20101177	REMODEL	11,579	07/19/2010
20080760	REPAIR/RRF	4,000	05/05/2008
5243	NEW CONSTR	78,400	02/27/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0672/1770	12/30/1992	WD	Q	I	
GRANTOR: BARLOW JOHN & JOHNNI					SALE PRICE
GRANTEE: MARTIN LESLIE & M					85,000
0572/1083	6/20/1989	WD	Q	I	
GRANTOR: ATLANTIC BUILDERS					103,900
GRANTEE: BARLOW JOHN & J M					

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W25 USP=[YR=1993] N10 W11 PTO=[YR=1993] W14 S10 E6 R2 U2 E4 D2 R2 N10\$ S10 E11\$ W11 L2 U2 W4 D2 L2 W6 S46 E17 U3 R3 FOP=[YR=1993] E10 FGR=[YR=1993] S3 E20 N22 W20 S19\$ N5 W10 S5\$ N5 E10 N14 E20 N24\$.		