LOT 43
PIRATES BAY PB 5/213

SEMENIUK ZACHARY & ELIZABETH
2537 PIRATES BAY DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-164B-0043-0000

BUILDING CHARACTERISTICS

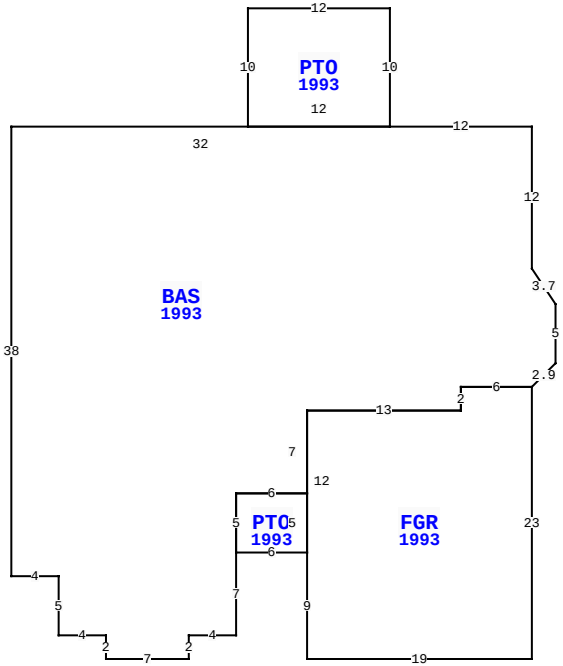
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,456	100	1993	1,456	221,828
FGR	411	55	1993	226	34,432
PTO	30	5	1993	2	305
PTO	120	5	1993	6	914
TOTALS	2,017			1,690	257,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,690	135.4700	178.82	302,206	1990	1994	0	0	0	14.80	85.20

1 SNGL FAM – 0% - 2024 Heated Area: 1456 HX Base Yr



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

2537 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	257,480
TOTAL MARKET OB/XF VALUE	4,554
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	442,034
SOH/AGL Deduction	0
ASSESSED VALUE	442,034
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	442,034
TOTAL JUST VALUE	442,034
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	414,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080639	REPAIR/RRF	3,800	04/21/2008
5973	NEW CONSTR	50,350	05/10/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/0894	2/23/2023	WD	Q	I	01	494,000
GRANTOR: SZABO BRIAN P & KATHY						
GRANTEE: SEMENIUK ZACHARY &						
0606/0459	9/04/1990	WD	Q	I		83,400
GRANTOR: HEAD STEPHAN A						
GRANTEE: SZABO BRIAN & KATHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 PTO=[YR=1993] N10 W12 S10 E12$ W32 S38 E4 S5 E4 S2 E7 N2 E4 N7 PTO=[YR=1993] E6 FGR=[YR=1993] S9 E19 N23 W6 S2W13 S12$ N5 W6 S5$ N5 E6 N7 E13 N2 E6 U2 R2 N5 L2 U3 N12$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0811	CONCRETE B	0	0	0	0	757.00	SF	5.20	5.20	100	1990	1990	3	57	2,244	

LAND DESCRIPTION

TOTAL OB/XF 4,554

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 05/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS